

LONDON- WEST MIDLANDS ENVIRONMENTAL STATEMENT

Volume 5 | Technical Appendices

CFA12 | Waddesdon and Quainton

Landscape report (LV-001-012)

Landscape and visual assessment

November 2013

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Department
for Transport

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Contents

1	Introduction	1
Part 1	Engagement with technical stakeholders	2
1	Introduction	2
Part 2	Environmental baseline report	3
1	Introduction	3
2	Landscape character assessment	3
3	Visual baseline	9
Part 3	Assessment matrices	49
1	Landscape assessment matrix	49
2	Visual assessment matrix	50
Part 4	Schedule of not significant effects	53
1	Temporary effects arising during construction	53
1.2	Landscape assessment	53
1.3	Visual assessment	53
2	Permanent effects arising during operation	56
2.1	Landscape assessment	56
2.2	Visual assessment	58
Part 5	References	67

List of tables

Table 1:	Stakeholder engagement	2
Table 2:	Landscape assessment matrix	49
Table 3:	Visual assessment matrix	50
Table 4:	Schedule of not significant landscape effects during construction	53

Table 5: Schedule of not significant visual effects during construction	53
Table 6: Schedule of not significant landscape effects during operation	56
Table 7: Schedule of not significant visual effects during operation	58
List of figures	
Landscape character area figures 1-9	4-8
Viewpoint figures 10-79	10-48

1 Introduction

- 1.1.1
- The landscape and visual appendices for the Quainton and Waddesdon community forum area (CFA12) comprise:
 - a summary of engagement with technical stakeholders (Part 1);
 - an environmental baseline report (Part 2);
 - assessment matrices (Part 3); and
 - a schedule of not significant effects (Part 4).
- 1.1.2
- Maps referred to throughout the landscape and visual appendix are contained in the Volume 5, Landscape and Visual Assessment Map Book.

Part 1 Engagement with technical stakeholders

1 Introduction

1.1.1 This Section describes engagement that has been undertaken with technical stakeholders in relation to the landscape and visual assessment for CFA12.

Table 1: Stakeholder engagement

Stakeholder	Comment	Response
Buckinghamshire County Council (BuCC) August 2012	Stakeholder letter issued 15 August 2012. Request for digital output of viewpoints. Meeting held to discuss the draft Environmental Statement (ES) 19 June 2013. BuCC responded 24 October 2012 on behalf of themselves and Aylesbury Vale District Council with the following comments/areas of interest and additional viewpoints: <ul style="list-style-type: none">• Doddershall House, Quainton (photomontage requested);• Grange Farm, Quainton;• Calvert;• Finemere; and• Buckinghamshire Rail Centre, Quainton (photomontage requested).	Digital data issued. Proceed with viewpoint as sent out for consultation with minor modifications resulting from feedback and from site survey.
Natural England (NE) September 2012	NE responded to initial consultation 25 September 2012. NE encouraged the local authorities to comment on viewpoints in their local communities and landscapes that are important to them. Meeting held to discuss the draft ES 19 June 2013.	Comment taken into consideration.
Aylesbury Vale District Council (AVDC) October 2012	Stakeholder letter issued 9 October 2012. Response via BuCC.	Additional viewpoints taken into consideration as per the request of BuCC.

Part 2 Environmental baseline report

1 Introduction

- 1.1.1 This Section describes the baseline for landscape character areas (LCA) and visual assessment viewpoints located within the Quainton and Waddesdon study area. A summary of the landscape and visual baseline is provided in Volume 2, CFA Report 12, Quainton and Waddesdon, Section 9. The LCA Maps LV-02-043b to LV-02-047a (Volume 5, Landscape and Visual Assessment Map Book), which are based on an aerial photograph, also help to provide an overview of the character of the area, illustrating the pattern of development, distribution of open spaces and spread of vegetation.
- 1.1.2 This Section is organised as follows:
- information on each LCA identified within the study area, including a description of the area and an analysis of the condition, tranquillity, value and sensitivity of each LCA. These are ordered from south to north along the route of the Proposed Scheme;
 - information on the nature of the existing views towards the Proposed Scheme from identified representative visual assessment viewpoints, during both winter and summer, and day time and night-time where relevant. These are ordered from south to north along the route of the Proposed Scheme; and
 - future baseline conditions are also described.

2 Landscape character assessment

- 2.1.1 The LCA have been determined with reference to a number of published studies, at the national, county and local level. Those of relevance to the study area are described below:
- the Natural England National Character Area 108: Upper Thames Clay Vales (sub-character area: Wiltshire, Oxfordshire and Buckinghamshire Vales) and 109 Midvale Ridge ¹, which together summarise the area as a gently undulating lowland farmland with occurrences of low irregular limestone ridges;
 - the landscape Plan for Buckinghamshire Part 1², which divides the county into a series of Landscape Zones. The study area includes: Zone 5- Northern Clay Vale and Zone 7- Midvale Ridges; and
 - the landscape Plan for Buckinghamshire Part 1: Landscape Character Assessment, and The Aylesbury Vale Landscape Character Assessment ³, which identifies nine LCA within the study area.
- 2.1.2 Descriptions of all the LCA identified within the study area are provided below. The LCA are shown on Maps LV-02-043b to LV-02-047a (Volume 5, Landscape and Visual Assessment Map Book). A summary description of the LCA most likely to be affected is included in Volume 2, CFA Report 12, Section 9.
- 2.1.3 Where LCA are located across boundaries between other CFA (i.e. CFA11 Stoke Mandeville and Aylesbury, and CFA13 Calvert, Steeple Claydon, Twyford and Chetwode), the baseline descriptions for these LCA are reported in each CFA section in their entirety.

¹ Countryside Agency (now Natural England) (1999), *Countryside Character Volume 7: South East & London*, Countryside Agency, Cheltenham.

² Buckinghamshire County Council (2001), *Landscape Plan for Buckinghamshire Part 1: Landscape Character Assessment*, Buckinghamshire County Council, Aylesbury.

³ Jacobs (2008), *Aylesbury Vale Landscape Character Assessment*, prepared for Buckinghamshire County Council and Aylesbury Vale District Council, Jacobs, Glasgow.

Blackgrove Vale LCA

This open vale landscape is emphasised by a relatively flat topography and a large scale landscape pattern. The dominant land use is arable farmland within fields which are large scale, open and defined by well-trimmed hedges. The fields are often irregular in shape with notable loss of hedgerows in places due to field amalgamation.

Hills within surrounding the LCA define the visual horizon in most views. These include Quainton Hill to the north and Waddesdon Hill to the south. There is a low level of settlement in the area comprising dispersed farmsteads. Despite the presence of the A41 road to the south of the LCA there is a sense of isolation, particularly to the north. The well vegetated Aylesbury Link railway is also present through the area north-west of Lower Blackgrove Farm. A number of public rights of way (PRoW) cross the area including three promoted PRoW: the Midshires Way, Swan’s Way and the Aylesbury Ring.

The Blackgrove Vale LCA lies within the wider Northern Vale LCA as published by AVDC.

Landscape condition
The pattern of hedgerows has been eroded by the process of field amalgamation, particularly to the south of the area, often remaining only where boundaries are defined by ditches and drains. The general pattern of elements, however, is largely coherent and there are few detracting features over this large area. Therefore the condition of the landscape is considered to be fair.

Tranquillity
For much of the LCA, particularly to the north, there is a sense of isolation. The freight railway and the A41 road however, reduce tranquillity to the south of the area. Therefore the overall tranquillity is medium.

Landscape value
There are a number of PRoW running through the area, including three promoted PRoW, which results in a district level value.

Sensitivity
Due to the generally fair condition of the landscape, the medium level of tranquillity and the district level value placed upon it, the overall degree of sensitivity to change is determined to be medium.

Figure 1: Blackgrove Vale LCA Date taken: 11 June 2013. Nikon D60 18mm lens (cropped).



Waddesdon Parkland LCA

An intrinsically rural area of undulating landform with two distinctive land uses: agriculture and parkland. The Grade I historic park and garden is located on Lodge Hill and is associated with the Grade I listed Waddesdon Manor. Agricultural use is divided broadly between pastoral use on the southern side of the hill and arable cultivation to the north. The area also contains extensive mature woodland interspersed with areas of improved grassland. The settlement of Waddesdon is located to the east of the LCA and together with the Manor and parkland forms the Waddesdon Conservation Area.

The parkland has numerous walks which occasionally, through gaps in the extensive woodland, provide panoramic views over the surrounding countryside. The A41 road runs along the north-eastern boundary of this LCA before passing through the settlement of Waddesdon. In the vicinity of the A41 road route to the east of the area the surrounding farmland is relatively flat which contrasts with the majority of this LCA.

The Waddesdon Parkland LCA lies within the wider Waddesdon-Eythrope Parkland LCA as published by AVDC.

Landscape condition
The overall landscape condition is good. The pattern of elements which make up the key characteristics of the area are well maintained. This includes distinguished architectural features and tree lined drives and avenues associated with Waddesdon Manor. There are few detracting features other than those associated with the A41 corridor to the north.

Tranquillity
This LCA is largely characterised by agricultural land and parkland, and therefore overall has a relatively high tranquillity. High levels of woodland cover act as screening and contribute to the sense of seclusion for most of the area. The area of flat farmland to the east and the settlement of Waddesdon however, are affected by traffic and noise associated with the A41 road.

Landscape value
Waddesdon Manor is a Grade I listed structure, with the associated grounds designated as Grade I historic parkland managed by the National Trust. The area is therefore valued nationally. In addition the LCA falls within the Quainton-Wing Hills and Brill-Winchendon Hills Area of Attractive Landscape and contains a designated conservation area.

Sensitivity
Due to the good condition of the landscape, the high level of tranquillity and the national level of value placed upon it, the overall degree of sensitivity to change is determined to be high.

Figure 2: Waddesdon Parkland LCA Date taken: 5 September 2012. Nikon D60 18mm lens (cropped).



Westcott Claylands LCA

This is a low lying, gently undulating farmed landscape with an open agricultural character and little woodland cover. The landscape features a strong hedgerow pattern associated with small to medium scale field sizes. The condition of the hedgerows varies, some being fragmented whilst others are intact.

In places the rural character is undermined by areas of development. This is particularly apparent to the south of the LCA which contains the A41 and RAF Westcott airfield. In addition the Buckinghamshire Railway Centre and freight railway in the centre of the LCA are apparent. The only notable settlements are located at Westcott to the south and Quainton to the north. The settlement of Quainton contains a designated conservation area.

The landscape is enclosed by wooded farmed hills and ridges to the north-east and to the south-west, with characteristic views of Quainton Hill to the north.

Landscape condition

There are few visual detractors in the area and those that do exist are generally concentrated along the A41 corridor to the south. The landscape is unified by a consistent hedgerow pattern and so the landscape overall is considered to be in good condition.

Tranquillity

Tranquillity in the south of the LCA is low due to the influence of the A41 and RAF Westcott airfield. Further north, the area is predominantly agricultural with few noticeable detractors, limited road access and generally sparse settlement. This results in a medium level of tranquillity for the LCA as a whole.

Landscape value

The presence of four promoted PRoW: the Midshires Way, the Bernwood Jubilee Way, the North Buckinghamshire Way, and the Aylesbury Ring suggest the landscape is well used recreationally and has a district level value. In addition the settlement at Quainton contains a designated conservation area.

Sensitivity

Due to the good condition of the landscape, the medium level of tranquillity and district level value, this character area has a medium sensitivity to change.

Figure 3: Westcott Claylands LCA Date taken: 11 June 2013. Nikon D60 18mm lens.



Quainton Hill LCA

This LCA lies directly north of the village of Quainton, and contains a series of steeply sloping exposed hills, including Simber Hill and Grange Hill. The area is used predominantly for grazing and the lower slopes feature an irregular pattern of pastoral fields with mature hedgerows. The area has no road access or large settlements and has a remote character. There are some isolated farmsteads however, dispersed throughout, and Quainton village sits on the lowest slopes at the southern edge of the area, within the adjacent Westcott Claylands LCA.

The hills afford far-reaching views of the vale landscapes to the south, including views towards Lodge Hill near Waddesdon. The area contains the North Buckinghamshire Way promoted PRoW and is popular with recreational walkers. The LCA also contains a wealth of archaeology, including earthworks associated with the deserted medieval village at Denham and surviving ridge and furrow earthworks on both Simber Hill and Grange Hill.

Landscape condition

The consistency of field pattern and landcover contributes to a strong sense of visual unity. In addition, there are few visual detractors other than a telecommunications mast on top of Quainton Hill to the north-east. The condition of the landscape is considered to be good.

Tranquillity

The area has a remote character and contains no road access or large settlements. The elevated landform, however, results in an exposed landscape, which allows far-reaching views over the wider area with considerable levels of night-time light pollution. Therefore the tranquillity in this character area overall is considered to be medium.

Landscape value

The LCA falls within the Quainton-Wing Hills and Brill-Winchendon Hills Area of Attractive Landscape, and contains three Promoted PRoW. Therefore the landscape has a regional value.

Sensitivity

Given that the landscape is considered to be in good condition, has a medium level of tranquillity and is valued at a regional level, the sensitivity to change is considered to be high.

Figure 4: Quainton Hill LCA Date taken: 23 August 2012. Nikon D60 18mm lens



Kingswood Wooded Farmland LCA

This landscape comprises an undulating landform featuring predominantly pastoral farming. Hedgerows are generally strong and clipped with numerous mature trees adding to a sense of a well-wooded landscape. Approximately 10% of the LCA is woodland, including Grendon Wood and Doddershall Wood which are both designated as ancient semi-natural woodland and site of special scientific interest (SSSI).

The south of the area was once part of the medieval hunting forest of Bernwood and much of the area retains a slightly historic character. The area also has some notable features of cultural heritage interest including the Grade II* listed Doddershall House. Later industrial heritage is represented by three 19th century railways, two of which are now dismantled; the other is currently used by freight trains and crosses the LCA in a north-west to south-east axis. Views within the area are generally available across wooded farmland, with views north towards Finemere Hill and south towards Marsh Gibbon Vale.

There is little by way of visual detractors in this landscape, although the landfill operations at Calvert landfill site and the buildings associated with the Young Offender Institution at Grendon (in the adjacent LCA) affect the quality and character of the landscape to the north and west respectively. There is also a series of National Grid pylons which traverse the centre of this LCA. A network of PRoW traverses the area and includes the Bernwood Jubilee Way promoted PRoW.

Landscape condition

The presence of a strong hedgerow pattern and noticeable woodland cover means that the condition of the landscape overall is good.

Tranquillity

To the north the presence of Calvert landfill site undermines tranquillity in this area. For the majority of the LCA, however, tranquillity is higher due the extent of woodland providing enclosure and a sense of seclusion. Overall tranquillity within the LCA is considered to be high.

Landscape value

The LCA contains areas of ancient semi-natural woodland, including Doddershall Wood and Grendon Wood which are designated SSSI. In addition there are a number of PRoW, a section of a Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust Nature Reserve adjacent to Finemere Wood and notable features of cultural heritage interest such as Doddershall House. Therefore the area is valued at a regional level.

Sensitivity

Due to the good condition of the landscape, the medium level of tranquillity and the regional value placed upon it, the overall degree of sensitivity to change is determined to be high.

Figure 5: Kingswood Wooded Farmland LCA Date taken: 23 August 2012. Nikon D6o 18mm lens.



Finemere Hill LCA

This LCA encompasses a steep sided hill notable for its very high level of woodland cover, the majority of which comprises ancient semi-natural woodland. Woodland cover accounts for approximately 40% of this LCA, most of which is broadleaved and includes Finemere Wood which is a designated SSSI. The area also contains areas of grassland and supports mixed agriculture.

The landscape retains a pre-18th century enclosure field pattern and has good strong hedgerows around small irregular fields, although in places the hedgerow pattern has been lost or is very fragmented. The only settlement in the area is a few scattered farmsteads and Finemere Hill House, which is close to the top of the hill and is a local landmark.

There is no road access to the area but there is a good network of PRoW and a bridleway along the top of the hill. The area has high visual appeal and this largely relates to the landform, high level of woodland cover and good views over the lower ground to the south and west. In some locations, particularly on the top of the hill or within woodland, there is a remote and wild character.

Landscape condition

There is a unified pattern of woodland and hedgerows across the LCA, therefore the landscape is generally in a good condition.

Tranquillity

A lack of vehicular access and the large areas of woodland creating a sense of seclusion, mean that the landscape has a high degree of tranquillity.

Landscape value

There is a high concentration of ancient semi-natural woodland including Finemere Wood which is a SSSI and a Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust Nature Reserve. In addition the LCA falls within the Quanton-Wing Hills and Brill-Winchendon Hills Area of Attractive Landscape which indicates a regional value.

Sensitivity

As the landscape is considered to be in a good condition, with a high degree of tranquillity and regional level value, the sensitivity to change is considered to be high.

Figure 6: Finemere Hill LCA Date taken: 23 August 2013. Nikon D6o 18mm lens.



Poundon-Charndon Settled Hills LCA

The LCA comprises a series of low domed hills which form a slight ridge across the surrounding lower vale landscapes and support mixed farmland with arable land predominating. Fields are small or medium sized and defined by generally well-maintained hedgerows. Tree cover is limited to small fragments of woodland and isolated hedgerow trees.

Settlement is dispersed with three small settlements- Poundon, Charndon and Edgcott- located to the east, centre and the west of the area respectively. A series of relatively well used minor roads cross the area broadly north to south and a freight railway runs across the LCA in a south-west to north-east axis. The elevated topography and high degree of openness results in expansive views across the surrounding countryside to the north-east. A network of PRoW traverses the landscape, and includes The Bernwood Jubilee Way and the Cross Bucks Way promoted PRoW. These footpaths provide access to the hilltops but vehicular access is limited on the higher ground. A telecommunications mast on Poundon Hill is a local landmark.

A small part of the wider Poundon – Chardon Settled Hills LCA coincides with CFA12. This includes the settlement of Edgcott and the buildings associated with Grendon Young Offender Institution and Springhill Prison. These structures are locally intrusive built elements in a largely rural setting.

Landscape condition

The landscape is generally unified by its hedgerow pattern but is influenced in places by development such as the telecommunications mast and prison buildings to the south. Therefore overall the condition of the landscape is considered to be fair.

Tranquillity

The presence of the prison buildings, noise associated with the road network and lighting from the settlements, albeit localised, disrupts the sense of remoteness and tranquillity. The hills, however, are only accessible by footpath meaning these areas are more tranquil. Therefore, overall tranquillity is considered to be medium.

Landscape value

The area is valued at a district level due to a number of PRoW crossing the area, including the Bernwod Jubilee Way and Cross Bucks Way promoted PRoW.

Sensitivity

The fair condition, in combination with a medium level of tranquillity and district value results in a medium level of sensitivity to change.

Figure 7: Poundon-Charndon Settled Hills LCA Date taken: 11 June2013. Nikon D6o 18mm lens.



Calvert Clay Pits LCA

The physical structure and character of this area is influenced in a number of places by the former brick making industry. To the north two former clay pits have been flooded to create lakes used for recreation and are surrounded by woodland. One lake forms the Calvert Jubilee Nature Reserve, which is a Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust Nature Reserve; and the other is Grebe Lake which is used for sailing. The central area, which was the former brickworks, is now a residential area. To the south of the LCA, which corresponds with the Waddesdon and Quainton area (CFA12), the former brick pits are actively in use as the Calvert landfill site. This comprises clay pits, a landfill mound currently subject to capping works and a small electricity generating plant which together exert their influence over most of the character area as well as neighbouring LCA. Pastoral fields provide the setting to the landfill area to the south and are bounded by dense mature hedgerows. The landfill site is served by freight trains using the former Oxford to Bletchley and Great Central Railway Line which run along the north-west and north-east LCA boundary respectively.

Landscape condition

The landscape is considered to be in poor condition. Although a strong hedgerow pattern defines the pastoral fields, much of the area’s condition has been heavily undermined by the on-going landfill operations.

Tranquillity

Tranquillity in the Calvert Jubilee Nature Reserve and Grebe Lake to the north is relatively high owing to the seclusion created by the surrounding vegetation. Due to the influence of the active landfill site and freight railway, however, tranquillity for the LCA as a whole is low.

Landscape value

The area is locally valued by residents and visitors to the Calvert Jubilee Nature Reserve and Grebe Lake Sailing Club to the north of the character area.

Sensitivity

Due to the generally poor condition of the landscape, the low level of tranquillity and the local level of value placed upon it, the overall degree of sensitivity to change is determined to be low.

Figure 8: Calvert Clay Pits LCA Date taken: 24 August 2012. Nikon D6o 18mm lens.



Claydon Bowl LCA

This is a gently undulating area with a ridge of higher ground around the edge. This ridge slopes to lower ground in the centre to form a topographical bowl. Located In the centre of the LCA is the National Trust owned Claydon House and the Claydon Registered Park and Garden. The area supports mixed farming and is a transitional area between the wooded farmland in the south-east and Twyford Vale in the north-west. The south of the LCA is relatively well-wooded with several ancient semi-natural woodlands including Sheephouse Wood which is a SSSI. Two well-vegetated freight railways cross the area: one on the route of the former Bicester to Bletchley Line in an east to west axis and the other along the route of the former Great Central Main Line in a north-west to south-east axis.

Settlement is generally dispersed with a number of farmsteads and small nucleated settlements. In addition one notable village, Steeple Claydon, is located on a localised ridge to the north of the LCA. The village has retained its historical character and includes the Grade II* listed Church of St Michael. Views within the area tend to be restricted by the surrounding woodland however elevated ground around Knowl Hill and the ridge of higher ground around Steeple Claydon affords views over lower ground to the south. The irregular field pattern tends to be bound by strong hedgerows with the occasional mature hedgerow tree. There is a network of minor roads through the area as well as a number of PRoW including the Bernwood Jubilee Way promoted PRoW.

Landscape condition

The area is unified by a strong hedgerow pattern, a number of woodlands, and relative low level of settlement and access. There are few visual detractors giving the area a strong sense of visual unity. In addition the LCA has a strong historic association given by Claydon House. Therefore landscape is considered to be in good condition.

Tranquillity

Tranquillity is considered to be high, given the low level of settlement, relative low number of publicly accessible highways and the enclosed setting created by the large blocks of woodland. Freight trains using the Bicester to Bletchley Line cause a localised reduction in tranquillity south of Steeple Claydon, however this is an infrequent service (average four trains per day).

Landscape value

The landscape is associated with Claydon House and associated Grade II registered park and garden, and therefore has a national level value.

Sensitivity

Given the good condition of the landscape, its high tranquillity, and its national value, this character area is considered to have a high level of sensitivity to change.

Figure 9: Claydon Bowl LCA Date taken: 4 October 2012. Nikon D6o 18mm lens.



3 Visual baseline

- 3.1.1 Descriptions of the identified representative viewpoints are provided below. The viewpoints are shown on Maps LV-07-043b to LV-07-047a and LV-08-043b to LV-08-047a (Volume 5, Landscape and Visual Assessment Map Book). For each viewpoint, the first part of the baseline description relates to the view during winter, the second part relates to the summer view for viewpoints considered in the operational assessment and, where relevant, the third part relates to the view at night-time.
- 3.1.2 Photographs have been included to represent the view from visual receptors during winter and, where relevant, summer. For some visual receptors, no appropriate location from which to capture a representative photograph of the view was available, therefore no photograph has been included and the assessment has been undertaken based on informed professional judgement.
- 3.1.3 The number identifies the viewpoint locations which are shown on Maps LV-07-043b to LV-07-047a and LV-08-043b to LV-08-047a (Volume 5, Landscape and Visual Assessment Map Book). In each case, the middle number (xxx.x.xxx) identifies the type of receptor as follows:
1. protected views - none of these receptor types have been identified within the study area;
 2. residential views - these have a high sensitivity to change, as attention is often focused on the landscape surrounding the property, rather than on another focused activity (as will be the case in predominantly employment or industrial areas);
 3. recreational views - these receptors (apart from those engaged in active sports) generally have a high sensitivity to change, as attention is focused on enjoyment of the landscape. Tourists engaged in activities whereby attention is focused on the surrounding landscape or townscape also have a high sensitivity to change;
 4. transport views - travel through an area is often the means by which the greatest numbers of people view the landscape. Because of the glimpsed nature of the view from trains or vehicles, people travelling through an area on main roads have a low sensitivity to change, while those on scenic routes have a medium sensitivity;
 5. hotels and healthcare institutions - none of these receptor types have been identified within the study area;
 6. employment - none of these receptor types have been identified within the study area; and
 7. active sports - none of these receptor types have been identified within the study area.

Viewpoint 130.4.001: View west from the A41, Fleet Marston

This viewpoint is representative of the typical view available to road users of the A41 road route.

Figure 10: Viewpoint 130.4.001 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 11: Viewpoint 130.4.001 – summer view Date taken: 11 June 2013. Nikon D60 35mm lens (stitched panorama)



Winter

The existing view is centred on the busy A41 road, which is frequently used by local residents, commuters and freight vehicles (illustrated in Figure 10). The A41 extends from the left foreground to the centre background of the view and is lined with hedgerows on the left. This vegetation restricts views through to arable land beyond. On the right views across a number of arable fields bounded by well-clipped hedgerows are available. In the right middle ground an avenue of mature trees lining the access to Lower Blackgrove Farm is visible. Waddesdon Hill and Lodge Hill provide a wooded backdrop to the view on the left and in the centre.

Summer

In summer, views of farmland to the left of the view are visually screened by the hedgerow vegetation running alongside the A41. The line of mature hedgerow trees in the right middle ground provides some additional screening to the arable landscape beyond (illustrated in Figure 11).

Viewpoint 132.2.001: View south-west from residential property at Lower Blackgrove Farm

This viewpoint is representative of the view from the residential property at Lower Blackgrove Farm.

Figure 12: Viewpoint 132.2.001 – winter view Date taken: 26 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 13: Viewpoint 132.2.001 – summer view Date taken: 17 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This is a view across a large, open, relatively flat agricultural landscape (illustrated in Figure 12). The foreground features a large arable field bounded by well-clipped dense hedgerows with frequent mature trees. The middle ground features field boundary hedgerows partly screening views through to the A41 and associated street lighting. Further in the distance the farmland associated with Waddesdon Hill is clearly identifiable on the horizon, together with the parkland landscape of Eythrope. The hedgerow vegetation lining a lane on the left of the view filters views of the Chiltern Hills in the distance.

Summer

Summer views are slightly more restricted by vegetation, in particular the hedgerow vegetation lining the small lane to the left of the view (illustrated in Figure 13) blocks views to the Chiltern Hills beyond.

Night-time

At night the middle ground of the view is lit by street lighting along the A41. In addition, there is some noticeable light spill from the nearby village of Waddesdon to the right background.

Viewpoint 131.3.002: View north-east from the Swan’s Way and Midshires Way (Bridleway WAD/22) near The Grand Lodge, Waddesdon

This viewpoint is representative of the view available from Swan’s Way and Midshires Way (Bridleway WAD/22) near The Grand Lodge, Waddesdon.

Figure 14: Viewpoint 131.3.002 – summer view Date taken: 8 January 2013. Nikon D60 32mm lens (stitched panorama)



Figure 15: Viewpoint 131.3.002 – summer view Date taken: 5 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

The existing view is dominated by the busy A41 road and associated street lighting, which extends through this relatively flat agricultural landscape (illustrated in Figure 14). The foreground comprises the entrance to The Grand Lodge at Waddesdon. The middle ground features roadside hedgerows of varying maturity, which provide substantial screening through to the background on the left and centre of the view. On the right views are available across a number of arable fields bounded by hedgerows and occasional mature trees, with scattered farm buildings. To the right of the view, the skyline of the Chiltern Hills forms the backdrop. A series of National Grid pylons can also be seen traversing the landscape in the centre background.

Summer

In summer the hedgerow vegetation lining the roads provides further visual screening and restricts views to the background on the left and centre of the view. Hedgerow vegetation in the farmland to the south of the A41 road gives a more well-wooded appearance and screens some of the scattered farm buildings (illustrated in Figure 15).

Viewpoint 132.3.001: View south-east from PRow (Footpath WAD/5) near Blackgrove Road

This viewpoint is representative of the view available to users of PRow (Footpath WAD/5) near Blackgrove Road.

Figure 16: Viewpoint 132.3.001 – winter view Date taken: 26 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 17: Viewpoint 132.3.001 – summer view Date taken: 17 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This is a view across a relatively flat agricultural landscape (illustrated in Figure 16). The foreground and middle ground comprise a large, relatively flat arable field bounded by well-clipped hedgerows containing occasional mature trees. The middle ground features the A41 road and associated street lighting and hedgerows. The background comprises the hill farmland of the Eythrope Estate to the left of the view. The Grand lodge at Waddesdon is visible in the centre middle ground with views filtered through intervening mature vegetation.

Summer

In summer, the hedgerow vegetation within the left and centre middle ground provides further visual screening towards the background of the view (illustrated in Figure 17).

Viewpoint 131.2.001: View north-east from dwelling at Wayside Farm, Blackgrove Road

This viewpoint is representative of views from the residential property at Wayside Farm.

Figure 18: Viewpoint 131.2.001 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 19: Viewpoint 131.2.001 – summer view Date taken: 16 July 2012. Nikon D3000 32mm lens (stitched panorama)



Winter
This is a view along Blackgrove Road (illustrated in Figure 18). The foreground and middle ground feature Blackgrove Road; this is lined on the left by mature hedgerow vegetation which restricts views beyond. The right of the view features well-clipped hedgerows lining the road beyond which filtered views of a number of arable fields are available. The background comprises a number of rolling agricultural hills.

Summer
In summer the roadside vegetation on the right of the view restricts views to the arable land and agricultural hills beyond (illustrated in Figure 19).

Night-time
At night the view is across a predominantly unlit rural landscape with very limited lighting in the view. Light spill from street lighting along the A41 to the south however, is perceptible, as is intermittent light from passing motor vehicles.

Viewpoint 134.3.001: View south-west from the Aylesbury Ring (Footpath WAD/4) near Lapstone House off Blackgrove Road

This viewpoint is representative of the view available to users of the Aylesbury Ring (Footpath WAD/4) near Lapstone House off Blackgrove Road.

Figure 20: Viewpoint 134.3.001 – winter view Date taken: 26 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 21: Viewpoint 134.3.001 – summer view Date taken: 17 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This is an open view across an undulating agricultural landscape (illustrated in Figure 20). The foreground and middle ground comprise a number of gently undulating arable fields bounded by hedgerows with occasional mature trees and wire fencing. A small copse of trees is visible in the centre middle ground which filters views to Glebe Farm buildings beyond. The vegetation along the Aylesbury Link railway is also visible to the right middle ground. The background features the wooded Lodge Hill in the centre overlooking Waddesdon village and to the right long distance view towards Simber Hill and Quainton Hill. Rising topography in the left of the middle ground blocks views beyond.

Summer

In summer hedgerow vegetation and the small copse of trees within the middle ground provide further visual screening to Waddesdon village in the centre of the view (illustrated in Figure 21).

Viewpoint 133.2.001: View north from dwellings at the northern fringe of Waddesdon

This viewpoint is representative of the view from the residential properties on the northern fringe of Waddesdon Village.

Figure 22: Viewpoint 133.2.001 – winter view Date taken: 8 January 2013. Nikon D60 35mm lens (stitched panorama)



Figure 23: Viewpoint 133.2.001 – summer view Date taken: 23 August 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This is a view across a largely agricultural landscape towards Quainton Hill (illustrated in Figure 22). The foreground and middle ground comprise pasture bounded by hedgerows of varying quality with occasional mature trees and features residential properties on the right. The hedgerow vegetation filters views to the agricultural landscape beyond. The centre of the middle ground features the clearly visible Glebe Farm surrounded by a number of mature trees. The background is formed by a series of hills, including Grange Hill and Quainton Hill.

Summer

In summer the vegetation within the foreground and middle ground provides greater screening towards the agricultural landscape beyond (illustrated in Figure 23).

Night-time

At night the right foreground is faintly lit by light spill from adjacent residential properties, and on the left by residential properties and public realm lighting in the middle ground.

Viewpoint 133.2.003: View north-east from dwellings on Quainton Road, Waddesdon

This viewpoint is representative of the view from the residential properties on Quainton Road.

Figure 24: Viewpoint 133.2.003 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 25: Viewpoint 133.2.003 – summer view Date taken: 17 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter
This is a view along Quainton Road (illustrated in Figure 24). The view is heavily restricted on both sides by roadside vegetation. Rolling mixed farmland forms the middle ground and features power lines traversing from east to west. An agricultural landscape featuring Quainton Hill and Grange Hill form the backdrop.

Summer
In summer the roadside vegetation on either side of the road largely restricts views beyond (illustrated in Figure 25).

Night-time
The view at night is essentially of a dark rural landscape with only intermittent light from passing vehicles apparent.

Viewpoint 133.3.001: View north-east from Lodge Hill, Waddesdon

This viewpoint is representative of recreational visitors to the Waddesdon Manor Estate.

Figure 26: Viewpoint 133.3.001 – winter view Date taken: 21 March 2013. Nikon D60 35mm lens (stitched panorama)



Figure 27: Viewpoint 133.3.001 – summer view Date taken: 19 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter
An elevated, long-distance view across a well wooded landscape is available. The foreground comprises steeply sloping pasture bound by mature deciduous woodland, which heavily filters the view on either side (illustrated in Figure 26). The middle ground contains a dense belt of mature deciduous woodland which heavily filters views of Waddesdon Village beyond. The background on the left comprises a number of hills and to the right of view the land flattens out to Aylesbury Vale and contains long distance views to the settlement at Aylesbury.

Summer
In summer the mature woodland provides further screening and largely restricts views to the background, with only the hill tops visible (illustrated in Figure 27).

Viewpoint 135.3.006: View north from the east of Waddesdon Manor estate, Waddesdon

This viewpoint is representative of recreational visitors to the Waddesdon Manor estate.

Figure 28: Viewpoint 135.3.006 – winter view Date taken: 21 March 2013. Nikon D6o 35mm lens (stitched panorama)



Figure 29: Viewpoint 135.3.006 – summer view Date taken: 19 September 2012. Nikon D6o 32mm lens (stitched panorama)



Winter

This is an elevated, long-distance view across a well wooded landscape (illustrated in Figure 28). The foreground comprises steeply sloping pasture bound by mature deciduous woodland. Mature vegetation in the left foreground and right middle ground heavily filters views beyond. The middle ground features buildings associated with Waddesdon Dairy. The background comprises a mixed agricultural landscape and features a number of hills including Quinton Hill and Grange Hill.

Summer

During summer the mature vegetation within the left foreground and right middle ground blocks views to the background beyond. The vegetation in leaf also emphasises the wooded characteristic of the view (illustrated in Figure 29).

Viewpoint 135.3.005: View north from Lodge Hill, Waddesdon

This viewpoint is representative of recreational visitors to the Waddesdon Manor estate.

Figure 30: Viewpoint 135.3.005 – winter view Date taken: 21 March 2013. Nikon D60 35mm lens (stitched panorama)



Figure 31: Viewpoint 135.3.005 – summer view Date taken: 19 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter
An elevated, long-distance view across a rolling mixed agricultural landscape is available (illustrated in Figure 30). Mature parkland trees within the foreground heavily restricts views either side of this framed view. The middle ground comprises agricultural land and features the village of Quainton. The background comprises a number of agricultural hills including Quainton Hill.

Summer
In summer the vegetation on either side of the foreground restricts views beyond and channels the view to the centre (illustrated in Figure 31).

Viewpoint 135.3.002: View north-east from the PRow (Footpath WAD/3) north of Glebe Farm

This viewpoint represents views available to users of the PRow (Footpath WAD/3) north of Glebe Farm.

Figure 32: Viewpoint 135.3.002 – winter view Date taken: 26 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 33: Viewpoint 135.3.002 – summer view Date taken: 5 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

A view across an agricultural landscape towards a series of hills is available (illustrated in Figure 32). The foreground comprises a gently undulating arable field bounded by well-clipped hedgerows and a farm track to the left of the view. The middle ground features a number of gently undulating arable fields bounded by hedgerows containing occasional mature trees. Vegetation associated with the Aylesbury Link railway gives the landscape in the middle ground a well-wooded appearance. The background comprises a number of hills including the distinctive Grange Hill to the left and Quainton Hill to the centre of the view.

Summer

In summer hedgerow vegetation in the foreground and mature vegetation associated with the existing railway in the middle ground visually screens views to the arable land beyond (illustrated in Figure 33).

Viewpoint 136.3.001: View south-west from the Bernwood Jubilee Way, North Buckinghamshire Way, Midshires Way, and Tramway Trail (Footpath WAD/4A)

This viewpoint represents views available to users of the Bernwood Jubilee Way, North Buckinghamshire Way, Midshires Way, and Tramway Trail (Footpath WAD/4A).

Figure 34: Viewpoint 136.3.001 – winter view Date taken: 26 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 35: Viewpoint 136.3.001 – winter view Date taken: 5 July 2012. Nikon D60 35mm lens (stitched panorama)



<p>Winter</p> <p>This is a view across a gently undulating agricultural landscape which represents the view of users of three promoted paths (illustrated in Figure 34). A high hedgerow dividing two of the fields is prominent in the foreground and largely obstructs views to the centre, thereby dividing the view into left and right hand parts. The foreground and middle ground on either side comprise arable fields bounded by high, well-clipped hedgerows with occasional matures trees. The background features further arable fields with associated hedgerows extending out to the horizon in the distance.</p>	<p>Summer</p> <p>In summer hedgerow vegetation in the centre and right foreground provides greater visual screening towards the landscape beyond (illustrated in Figure 35: Viewpoint 136.3.001 – winter view Date taken: 5 July 2012. Nikon D60 35mm lens (stitched panorama)).</p>
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Viewpoint 135.3.007: View north from Miss Alice’s Drive, Lodge Hill

This viewpoint is representative of recreational visitors to the Waddesdon Manor estate.

Figure 36: Viewpoint 135.3.007 – winter view Date taken: 21 March 2013. Nikon D60 35mm lens (stitched panorama)



Figure 37: Viewpoint 135.3.007 – summer view Date taken: 19 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

An elevated, long-distance view across a mixed agricultural landscape is available. Views are filtered through deciduous vegetation in the immediate foreground (illustrated in Figure 36). The foreground comprises a number of pastoral fields bounded by low hedgerows through which the A41 is visible. The middle ground features a number of flat pastoral fields bounded by low hedgerows. The background comprises a number of hills, including Grange Hill and Quainton Hill. Below these Quainton village and the Buckinghamshire Railway Centre are visible.

Summer

In summer the vegetation within the foreground provides intermittent screening towards the landscape beyond (illustrated in Figure 37).

Viewpoint 135.3.003: View north from within Waddesdon Manor estate, Waddesdon

This viewpoint is representative of recreational visitors to the Waddesdon Manor estate.

Figure 38: Viewpoint 135.3.003 – winter view Date taken: 21 March 2013. Nikon D60 35mm lens (stitched panorama)



Figure 39: Viewpoint 135.3.003 – summer view Date taken: 19 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

A narrow, long-distance view across a rolling mixed agricultural landscape framed by mature vegetation is available (illustrated in Figure 38). Mature vegetation on either side of the foreground heavily filters views beyond. The middle ground and background comprises mixed use agricultural land featuring a number of scattered farmsteads.

Summer

In summer the vegetation on either side of the view in the foreground almost fully obstructs views beyond leaving a narrow long distance view in the gap in between (illustrated in Figure 39).

Viewpoint 135.3.004: View north from within Waddesdon estate, Waddesdon

This viewpoint is representative of recreational visitors to the Waddesdon Manor estate.

Figure 40: Viewpoint 135.3.004 – winter view Date taken: 21 March 2013. Nikon D60 35mm lens (stitched panorama)



Figure 41: Viewpoint 135.3.004 – summer view Date taken: 19 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

An interrupted, long-distance view across a rolling mixed agricultural landscape is available (illustrated in Figure 40). Views to the left and right are heavily filtered by dense mature vegetation and coniferous trees interrupt the view within the centre foreground. The middle ground and background beyond comprise a gently undulating agricultural landscape featuring a number of scattered farmsteads.

Summer

In summer the vegetation on either side of the view restricts visibility and channels the viewer’s eye to the centre (illustrated in Figure 41).

Viewpoint 135.3.001: View north from the Tramway Trail (Footpath WES/23) between Lodge Hill and Westcott

This viewpoint represents views available to users of the Tramway Trail (Footpath WES/23) between Lodge Hill and Westcott.

Figure 42: Viewpoint 135.3.001 – winter view Date taken: 21 March 2013. Nikon D60 35mm lens (stitched panorama)



Figure 43: Viewpoint 135.3.001 – summer view Date taken: 5 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This is a long-distance view across an agricultural landscape restricted to the left by hedgerow vegetation and to the right by rising topography (illustrated in Figure 42). The foreground comprises a sloping arable field bounded by hedgerows. The middle ground features a number of pastoral fields bounded by hedgerows with occasional mature trees. The A41 is visible across the centre middle ground. A number of hills and an intervening flat mixed agricultural landscape are visible in the background.

Summer

In summer vegetation within the middle ground confers a more wooded characteristic to the view (illustrated in Figure 43).

Viewpoint 135.4.001: View north from Quainton Road between Quainton and Waddesdon

This viewpoint is representative of views available to road users of Quainton Road between Quainton and Waddesdon.

Figure 44: Viewpoint 135.4.001 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 45: Viewpoint 135.4.001 – summer view Date taken: 11 June 2013. Nikon D60 35mm lens (stitched panorama)



Winter
This is a view across a gently undulating agricultural landscape (illustrated in Figure 44). The foreground and middle ground feature a medium sized arable field bounded by hedgerows of varying quality. The view is restricted on either side by roadside vegetation. Rising topography and hedgerow vegetation within the left and centre middle ground limits views to the background. The left and centre horizon features the tops of a number of hills including Grange Hill and Quainton Hill to the north.

Summer
In summer hedgerow vegetation in the right of the view and mature hedgerow trees across the centre and left middle ground provide intermittent screening of the background beyond (illustrated in Figure 45).

Viewpoint 137.4.001: View south-west from Station Road, Quainton

This viewpoint is representative of views available to road users of Station Road, Quainton.

Figure 46: Viewpoint 137.4.001 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 47: Viewpoint 137.4.001 – summer view Date taken: 23 August 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This is an open, slightly elevated view across a gently undulating agricultural landscape (illustrated in Figure 46). The foreground comprises views of Station Road and its associated hedgerow to the left, and the Aylesbury Link railway and its associated vegetation to the right. The middle ground comprises a number of medium sized pastoral fields bounded by hedgerows and occasional mature trees. To the right middle ground a bridge carrying Buckinghamshire Road over the Aylesbury Link is visible. The background features a series of hills on the left of view and intervening flat, well-wooded agricultural landscape across the centre and right of the view.

Summer

In summer vegetation within the foreground along Station Road and along the existing railway provides additional intermittent visual screening to the landscape beyond (illustrated in Figure 47).

Viewpoint 138.2.001: View south-west from dwellings on Station Road, Quainton

This viewpoint is representative of views from residential properties along Station Road, Quainton.

Figure 48: Viewpoint 138.2.001 – winter view Date taken: 21 March 2013. Nikon D60 35mm lens (stitched panorama)



Figure 49: Viewpoint 138.2.001 – summer view Date taken: 11 June 2013. Nikon D60 35mm lens (stitched panorama)



Winter

This is a view along Station Road and across the adjacent farmland in Quainton (illustrated in Figure 48). Views of Station Road and adjacent residential properties are available on the left. The Buckinghamshire Railway Centre visible in the distance along Station Road. The centre of view features a tall, well-clipped hedgerow lining Station Road that blocks views beyond. The right of view comprises a number of pasture fields bounded by tall, well-clipped hedgerows which restrict views to the landscape beyond.

Summer

In summer the roadside vegetation along Station Road and hedgerows within the right of the view restrict views beyond (illustrated in Figure 49).

Night-time

At night the view is across a predominantly unlit rural landscape to the right of the view. Light spill from the residential properties in the left of the view however, is perceptible as is intermittent light from passing motor vehicles.

Viewpoint 138.3.001: View south-west from the Midshires Way (Footpath QUA/6) on Simber Hill, Quainton

This viewpoint represents views available to users of the Midshires Way (Footpath QUA/6) on Simber Hill, Quainton.

Figure 50: Viewpoint 138.3.001 – winter view Date taken: 28 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 51: Viewpoint 138.3.001 – summer view Date taken: 5 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This is a long-distance, panoramic view across an agricultural landscape (illustrated in Figure 50). The foreground comprises an area of steeply sloping pasture running down to meet a linear belt of mature vegetation. Below this Quainton village and wind mill are visible. The middle ground comprises relatively flat mixed use agricultural land with geometrically shaped fields bounded by hedgerows and occasional mature trees. The middle ground features Buckinghamshire Railway Centre and a line of vegetation associated with the Aylesbury Link railway running across the centre of the view. The background features the well wooded Lodge Hill in the centre and long distance views to Aylesbury and the Chilterns Hills to the left. To the right background the valley opens out to a farmed plain and affords long distance views towards development around Bicester.

Summer

In summer, mature vegetation in the foreground screens views to Quainton village below. Middle ground vegetation in leaf gives the view a more wooded appearance (illustrated in Figure 51).

Viewpoint 139.2.001: View east from Upper South Farm, Quainton

This viewpoint is representative of the view from the residential property at Upper South Farm.

Winter
This is a view along a farm access track towards a residential property at The Lodge in the centre background. The foreground to the centre and right features a road with adjacent farm building. The middle ground comprises pastoral land on either side of the track bounded by hedgerows and fencing. The background comprises a continuous line of relatively dense vegetation featuring a field hedgerow to the left and a small mature woodland to the right. The field boundary hedgerow to the left filters views through to the vegetation along the Aylesbury Link railway. Two lines of telegraph poles traverse the view; one running along the right hand side of the road, and one running across the left background of the view.

Summer
In summer the dense vegetation across the background gives the view a more wooded appearance and provides greater visual screening to the background beyond.

Night-time
The background of the view is faintly lit by light spill from the residential property at The Lodge, as well as by public realm lighting from Quainton located 1.5km to the north-east.

Due to lack of site access/changes to the Proposed Scheme/the project programme, it has not been possible to capture a photograph from this viewpoint.

Viewpoint 139.2.002: View north-east from Lower South Farm, Quainton

This viewpoint is representative of the view from the residential property at Lower South Farm.

Winter
This is a view across a flat, predominantly pastoral landscape bounded by hedgerows. The foreground comprises an open, flat pastoral field bound by low, well-clipped hedgerows. The middle ground features vegetation associated with the Aylesbury Link railway running across the entire view. Other features within the middle ground include an arable field on the left of the view, a small copse of trees associated with the Doddershall Civil War Battery in the centre of the view, and hedgerows containing numerous mature trees to the right. The background comprises a number of hills, including Quainton Hill to the right of the view. A series of National Grid pylons are clearly visible within the background to the left of the view.

Summer
In summer the vegetation across the middle ground confers a more wooded characteristic to the view and provides greater visual screening to the background.

Night-time
At night the view is across a predominantly unlit rural landscape with very limited lighting in the view. The background of the view however, is faintly lit by light spill from public realm lighting in Quainton located 1.7km to the north-east.

Due to lack of site access/changes to the Proposed Scheme/the project programme, it has not been possible to capture a photograph from this viewpoint.

Viewpoint 140.2.001: View south-west from Grange Farm, Quainton

This viewpoint is representative of views from the residential property at Grange Farm.

Figure 52: Viewpoint 140.2.001 – winter view Date taken: 28 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 53: Viewpoint 140.2.001 – summer view Date taken: 11 June 2013. Nikon D60 35mm lens (stitched panorama)



Winter

A slightly elevated view across an undulating agricultural landscape is available (illustrated in Figure 53). The foreground features gently sloping pasture bounded by well-clipped hedgerows with occasional mature trees. The middle ground comprises mixed farmland and features Edgcott Road and a series of National Grid pylons to the right of view. Also visible within the middle ground is a well-vegetated dismantled railway to the centre of the view, and the well-vegetated Aylesbury Link railway visible across the left and centre of the view. A number of distant hills are visible in the background including Lodge Hill at Waddesdon to the left of view.

Summer

In summer occasional mature trees within the foreground and the vegetation within the dismantled railway in the centre of the view restrict views to the agricultural landscape beyond (illustrated in Figure 53).

Night-time

At night the view is across a predominantly unlit rural landscape with very limited lighting in the view. Distant light from Bicester, however, is perceptible in the left background, as is intermittent light from passing motor vehicles along the adjacent road.

Viewpoint 141.2.001: View north-east from Doddershall House

This viewpoint is representative of views from the residential properties at Doddershall House.

Due to lack of site access/changes to the Proposed Scheme/the project programme, it has not been possible to capture a winter photograph.

Figure 54: Viewpoint 141.2.001 – summer view Date taken: 4 October 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This is a view across a flat, largely pastoral landscape containing hedgerows and scattered trees. The foreground features pasture with isolated trees. The middle ground comprises pasture and a small cluster of trees to the centre left. The view is heavily restricted on both sides of the middle ground by clumps of vegetation. To the right the residential properties at the historic Doddershall House are clearly visible within a stand of mature trees approximately 300m away. The background contains a number of hills, including Quainton Hill visible in the centre of the view with a telecommunications mast on the summit. A series of National Grid pylons traverse the landscape in the left background, approximately 1.5km from the viewer.

Summer

In summer the isolated tress in the foreground and clusters of vegetation to the right and left of the view, and hedgerows in the centre middle ground restrict views to the agricultural landscape beyond (illustrated in Figure 54).

Night-time

The right middle ground is dimly lit by light spill from the residential property at Doddershall House and the background of the view is faintly lit by light spill from public realm lighting in Quainton, approximately 2.2km to the east.

Viewpoint 142.2.001: View south-west from dwellings near Middle Farm, Shipton Lee

This viewpoint is representative of views from the residential properties at Middle Farm, Shipton Lee.

Winter

This is an open view across an undulating agricultural landscape. The foreground and middle ground comprise a large, open arable field bounded by hedgerows with occasional mature trees, and post and wire fencing. The rising topography and hedgerow vegetation in the centre middle ground obstructs views beyond. The left background comprises a well-wooded agricultural landscape and features a line of mature vegetation along the Aylesbury Link railway. Beyond this the well-wooded Lodge Hill at Waddesdon forms the skyline. The background features a large mature woodland to the right surrounded by arable fields across which, a series of visually prominent National Grid pylons traverse the landscape.

Summer

In summer the occasional mature hedgerow trees and the vegetation along the existing railway line confer a more wooded appearance to the view.

Night-time

At night the view is across a predominantly unlit rural landscape with very limited lighting in the view. Light spill from scattered farmsteads however, within the middle ground and background, and intermittent light from passing motor vehicles along the nearby Edgcott Road is perceptible.

Due to lack of site access/changes to the Proposed Scheme/the project programme, it has not been possible to capture a photograph from this viewpoint.

Viewpoint 142.4.001: View west from minor road south of Shipton Lee

This viewpoint is representative of views available to road users of Edgcott Road, Shipton Lee.

Figure 55: Viewpoint 142.4.001 – winter view Date taken: 26 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 56: Viewpoint 142.4.001 – summer view Date taken: 11 June 2013. Nikon D60 35mm lens (stitched panorama)



Winter

This view is centred on Edgcott Road which extends from the foreground to the background of the view (illustrated in Figure 56). Roadside vegetation heavily filters views of arable land on either side. The background of the view features a line of mature vegetation associated with the Aylesbury Link railway. A series of National Grid pylons are clearly visible traversing the landscape across the width of the view. To the centre background the Edgcott Road bridge over the Aylesbury Link railway is visible. The background features views to distant rolling agricultural hills.

Summer

In summer the roadside vegetation on either side of the view provides greater screening to the arable land beyond (illustrated in Figure 56).

Viewpoint 142.3.002: View south-west from the Bernwood Jubilee Way (Footpath QUA/39), Shipton Lee

This viewpoint is representative of views available to users of the Bernwood Jubilee Way (Footpath QUA/39), Shipton Lee.

Figure 57: Viewpoint 142.3.002 – winter view Date taken: 28 February 2013. Nikon D60 35mm lens (stitched panorama)



Due to lack of site access/changes to the Proposed Scheme/the project programme, it has not been possible to capture a summer photograph.

Winter

This is a view across an undulating agricultural landscape (illustrated in Figure 57). The foreground comprises a large pastoral field bounded by well-clipped hedgerows. The middle ground comprises a number of arable fields bounded by well-clipped hedgerows with occasional mature trees. A series of National Grid pylons are clearly visible traversing the landscape from the right middle ground to the centre background. The centre background features a number of distant hills. Views are restricted on the left by a woodland copse and rising topography, and on the right by a large mature woodland.

Summer

In summer the hedgerow vegetation across the middle ground heavily filters views beyond.

Viewpoint 143.4.001: View north-east from minor road near Knaps Hook Farm

This viewpoint is representative of views available to road users near Knaps Hook Farm.

Figure 58: Viewpoint 143.4.001 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 59: Viewpoint 143.4.001 – summer view Date taken: 23 August 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This is a view across an undulating, well-wooded agricultural landscape with clearly visible National Grid pylons (illustrated in Figure 58). The foreground features a line of mature vegetation associated with a dismantled railway that extends into the centre background. The middle ground is dominated by a National Grid pylon that is part of a series traversing the landscape. The background comprises a number of hills, including the well-wooded Finemere Hill to the centre of the view.

Summer

In summer the vegetation in the right foreground restricts views to the background beyond. Vegetation in leaf across the view also confers a more wooded character to the view in summer (illustrated in Figure 59).

Viewpoint 143.2.002: View east from dwellings south of Woodlands Farm

This viewpoint is representative of views from the residential property at Woodlands Cottages.

Figure 60: Viewpoint 143.2.002 – winter view Date taken: 26 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 61: Viewpoint 143.2.002 – summer view Date taken: 11 June 2013. Nikon D60 35mm lens (stitched panorama)



Winter

A view across an undulating, mixed-agricultural landscape is available (illustrated in Figure 60). Edgcott Road is visible from the centre foreground to the centre background where it crosses a bridge over the Aylesbury Link railway. The road is lined on either side with well-clipped hedgerows. The left middle ground features a pastoral field bounded by mature vegetation associated with the River Ray. This mature vegetation filters views to the background beyond, which includes the buildings of Woodlands Farm. To the right of the view is a large, gently rising arable field. Within this field a prominent line of National Grid pylons are visible. The centre background features a line of mature vegetation along the existing railway which restricts views beyond.

Summer

In summer existing vegetation along the River Ray within the left of view will provide greater visual screening toward Woodlands Farm, and vegetation along the Aylesbury Link railway offers greater screening to the landscape beyond (illustrated in Figure 61).

Night-time

The centre foreground is dimly lit by light spill from the adjacent residential properties and intermittent light from passing motor vehicles along the Edgcott Road is perceptible. The right background of the view is faintly lit by light spill from public realm lighting in Quainton approximately 2.8km to the east.

Viewpoint 143.2.001: View north-east from Woodlands Farm

This viewpoint is representative of views from residential properties at Woodlands Farm.

Due to lack of site access/changes to the Proposed Scheme/the project programme, it has not been possible to capture a winter photograph.

Figure 62: Viewpoint 143.2.001 – summer view Date taken: 11 June 2013. Nikon D60 35mm lens (stitched panorama)



Winter

This is a view across undulating agricultural land. The foreground comprises an access track and driveways associated with two residential properties at Woodlands Farm, visible in the right foreground and left foreground. Beyond these a line of mature vegetation associated with the Aylesbury Link railway is visible. This vegetation filters views to the background beyond. Above this in the right background a series of National Grid pylons are visible traversing the landscape.

Summer

In summer the vegetation along the existing railway adds to the wooded characteristic of the view and offers greater screening to the background (illustrated in Figure 62).

Night-time

At night the view is across a predominantly unlit rural landscape with very limited lighting in the view. Light spill from the adjacent residential properties however, is perceptible.

Viewpoint 143.2.003: View north-east from Oak Tree Farm

This viewpoint is representative of views from the residential property at Oak Tree Farm.

Due to lack of site access/changes to the Proposed Scheme/the project programme, it has not been possible to capture a winter photograph.

Figure 63: Viewpoint 143.2.003 – summer view Date taken: 11 June 2013. Nikon D60 35mm lens (stitched panorama)



Winter

A view across pastoral land towards Finemere Hill is available. The foreground and middle comprise pasture bounded by a line of mature vegetation associated with a dismantled railway which runs across the width of the view and largely restricts views beyond. Above this the background features views of the well-wooded Finemere Hill.

Summer

In summer the mature vegetation along the dismantled railway and on Finemere Hill give the view a more wooded characteristic (illustrated in Figure 63).

Night-time

At night the view is across a predominantly unlit rural landscape with very limited lighting in the view. Light spill from the adjacent residential property, however, is perceptible.

Viewpoint 146.2.001: View west from Finemerehill House, Finemere Hill

This viewpoint is representative of views from the residential property at Finemerehill House.

Figure 64: Viewpoint 146.2.001 – winter view Date taken: 7 January 2013. Nikon D60 35mm lens (stitched panorama)



Figure 65: Viewpoint 146.2.001 – summer view Date taken: 4 October 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This is an elevated, long distance view across a well wooded, largely agricultural landscape containing industrial features (illustrated in Figure 64). The foreground features a steeply sloping pastoral field bounded on either side by mature woodland. The middle ground comprises a predominantly arable landscape with numerous mature hedgerows and woodlands, including a copse of trees in the centre middle ground and Sheephouse Wood in the right of the middle ground. An existing railway and associated vegetation is visible across the centre middle ground. The background contains a mixed agricultural landscape featuring a number of clearly visible industrial features. These include the Calvert landfill site, and buildings associated with the Grendon Young Offender Institution to the centre of the view. Beyond this, distant views of a flat expansive landscape can be seen including the built up area of Bicester.

Summer

In summer the vegetation in leaf gives the view a more wooded characteristic, with mature trees in the left of view providing greater screening towards the background (illustrated in Figure 65).

Night-time

Night-time light is visible from a number of features within the view, including the Grendon Young Offender Institution in the centre of the background and the landfill site and Calvert village in the right of the background. Beyond this light from the settlement of Bicester, approximately 11km away, is perceptible in the centre background.

Viewpoint 146.3.002: View west from the Claydon Woods Circular Walk (Footpath GUN/33) and PRow (Bridleway GUN/28) between Sheephouse Wood and Greatsea Wood

This viewpoint represents views available to users of the Claydon Woods Circular Walk (Footpath GUN/33) and PRow (Bridleway GUN/28) between Sheephouse Wood and Greatsea Wood.

Figure 66: Viewpoint 146.3.002 – winter view Date taken: 27 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 67: Viewpoint 146.3.002 – summer view Date taken: 4 October 2012. Nikon D60 32mm lens (stitched panorama)



Winter
This is a view across a gently undulating, well-wooded, agricultural landscape (illustrated in Figure 66). The foreground and middle ground comprise a large arable field bounded by well-clipped hedgerows with occasional mature trees. The left of the view features a small copse of mature trees. The centre middle ground features an existing railway and its associated vegetation. Rising topography and vegetation in the left middle ground and Sheephouse Wood to the right middle ground restrict views to the background on either side. The centre background comprises a well-wooded landscape with numerous mature trees within field hedgerows. To the right background the Calvert landfill site and its chimney stacks are clearly visible.

Summer
In summer vegetation in the left and centre middle ground provides greater screening towards the landscape beyond (illustrated in Figure 67).

Viewpoint 146.3.001: View south from PRow (Bridleway GUN/28) between Sheephouse Wood and Greatsea Wood

This viewpoint is representative of views available to users of PRow (Bridleway GUN/28) between Sheephouse Wood and Greatsea Wood.

Figure 68: Viewpoint 146.3.001 – winter view Date taken: 27 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 69: Viewpoint 146.3.001 – summer view Date taken: 4 October 2012. Nikon D60 32mm lens (stitched panorama)



Winter

A view across undulating arable land is available (illustrated in Figure 68). The foreground comprises undulating arable field bounded by low, well-clipped hedgerows. The view is restricted in the left and right middle ground by mature woodland associated with Sheephouse Wood and Greatsea Wood respectively, and in the centre middle ground by line of mature vegetation.

Summer

In summer the mature vegetation across the middle ground gives the view a more wooded characteristic (illustrated in Figure 69).

Viewpoint 148.2.001: View south from Knowlhill Farm, Knowl Hill

This viewpoint is representative of views from the residential property at Knowlhill Farm.

Figure 70: Viewpoint 148.2.001 – winter view Date taken: 27 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 71: Viewpoint 148.2.001 – summer view Date taken: 4 October 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This is an elevated, long-distance view across a well-wooded agricultural landscape (illustrated in Figure 70). The foreground contains pasture bounded by low, well-maintained hedgerows. The middle ground comprises a number of arable fields defined by well-clipped hedgerows and bounded on either side by mature woodland. Views of an existing vegetated railway are available in the centre middle ground, filtered in places by intervening mature hedgerow trees. The view is restricted on both sides by the mature woodland. The background comprises a well-wooded agricultural landscape featuring scattered farmsteads and a series of National Grid pylons.

Summer

In summer the mature hedgerow trees in the centre middle ground provide greater visual screening towards the landscape beyond. In addition the mature vegetation in leaf on either side of the view gives the view a more wooded characteristic (illustrated in Figure 71).

Night-time

At night the view is across a predominantly unlit rural landscape with very limited lighting. Light associated with Calvert landfill site and Calvert village however, is perceptible in the right background.

Viewpoint 147.3.001: View north-east from PRow (Footpath CAG/1) south of Calvert

This viewpoint is representative of views available to users of PRow (Footpath CAG/1) south of Calvert.

Figure 72: Viewpoint 147.3.001 – winter view Date taken: 26 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 73: Viewpoint 147.3.001 – summer view Date taken: 19 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This is a view across a landscape containing a clearly visible landfill site (illustrated in Figure 72). The foreground comprises a large, flat field of unimproved grassland bounded by dense, high hedgerows. The left of the view is dominated by the industrial structures and raised topography associated with Calvert landfill site. The centre middle ground contains earthwork bunds within the unimproved grassland beyond which the mature woodland of Sheephouse Wood is visible. The right middle ground features a plantation of coniferous trees that blocks views to the background.

Summer

In summer vegetation in leaf within Sheephouse Wood gives the view a more wooded characteristic (illustrated in Figure 73).

Viewpoint 147.2.001: View north from minor road adjacent to Edgcott House

This viewpoint is representative of views from the residential property at Edgcott House.

Figure 74: Viewpoint 147.2.001 – winter view Date taken: 8 January 2013. Nikon D60 35mm lens (stitched panorama)



Figure 75: Viewpoint 147.2.001 – summer view Date taken: 24 August 2012. Nikon D60 32mm lens (stitched panorama)



Winter
A view across rough pasture towards Calvert landfill site in the background is available (illustrated in Figure 74). The foreground and middle ground comprise a large field of unimproved grassland bound by dense, mature hedgerows. The left background comprises the Calvert landfill site with a raised landfill mound visible on the left and in the centre of the view, and chimneys stacks also visible to the centre. Views to the right are restricted by mature vegetation.

Summer
In summer hedgerow vegetation in the left middle ground provides greater screening towards the landfill mound beyond (illustrated in Figure 75).

Night-time
At night security lighting associated with the landfill site and existing railway sidings to the left background is perceptible.

Viewpoint 149.4.001: View north-east from Lawn Hill Road, east of Edgcott

This viewpoint is representative of views available to road users along Lawn Hill Road.

Figure 76: Viewpoint 149.4.001 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 77: Viewpoint 149.4.001 – summer view Date taken: 17 September 2012. Nikon D60 32mm lens (stitched panorama)



Winter

This is a view across rough pasture towards the raised topography associated with the Calvert landfill site (illustrated in Figure 76). The foreground and middle ground comprise a large unimproved grassland field bounded by hedgerows with occasional mature trees. The left middle ground features a small mature woodland that restricts views beyond. The centre background features the raised topography of the landfill site and the right background features views of mature woodland associated with Sheephouse Wood.

Summer

In summer the occasional mature trees across the middle ground offer intermittent screening towards the landfill mound beyond (illustrated in Figure 77).

Viewpoint 149.2.002: View east from Perry Manor Farm, Edgcott

This viewpoint is representative of views available from the residential property at Perry Manor Farm.

Figure 78: Viewpoint 149.2.002 – winter view Date taken: 7 February 2013. Nikon D60 35mm lens (stitched panorama)



Figure 79: Viewpoint 149.4.001 – summer view Date taken: 23 August 2012. Nikon D60 32mm lens (stitched panorama)



Winter
This is a view across an undulating, predominantly arable landscape (illustrated in Figure 78). The foreground and middle ground comprises an arable field which gently rises to the left middle ground and restricts views beyond. Mature hedgerow vegetation across the centre of the middle ground restricts views to the background. The right of the background comprises a wooded farmed landscape and features distant views of Lodge Hill at Waddesdon.

Summer
During summer the mature hedgerow vegetation blocks views to the background (illustrated in Figure 79).

Night-time
Light associated with Calvert landfill site is perceptible in the left and centre background.

Part 3 Assessment matrices

1 Landscape assessment matrix

1.1.1 Table 2 summarises the assessment of significance for all the LCA identified within the study area. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 12, Section 9. Not significant effects (minor or negligible) are summarised in Part 4 of this volume. For some LCA it has been identified that no further assessment is required in one of the assessment years. This is on the basis that, through application of professional judgement, it has been determined that no significant effects would occur and therefore no further assessment has been undertaken.

Table 2: Landscape assessment matrix

Landscape character area	Construction	Operation year 1 (2026)	Operation year 15 (2041)	Operation year 60 (2086)
Blackgrove Vale LCA	Minor adverse	Minor adverse	Negligible	Negligible
Waddesdon Parkland LCA	Minor adverse	Negligible	Negligible	Negligible
Westcott Claylands LCA	Moderate adverse	Moderate adverse	Minor adverse	Negligible
Quainton Hill LCA	Moderate adverse	Minor adverse	Negligible	Negligible
Kingswood Wooded Farmland LCA	Major adverse	Major adverse	Moderate adverse	Minor adverse
Finemere Hill LCA	Moderate adverse	Minor adverse	Minor adverse	Negligible
Poundon-Chardon Settled Hills LCA	Minor adverse	Minor adverse	Negligible	Negligible
Calvert Clay Pits LCA	Minor adverse	Minor adverse	Negligible	Negligible
Claydon Bowl LCA	Major adverse	Major adverse	Moderate adverse	Minor adverse

2 Visual assessment matrix

2.1.1 Table 3 summarises the assessment of significance for all the representative viewpoints identified within the study area. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 12, Section 9. Not significant effects (minor or negligible) are summarised in Part 4 of this volume. For some viewpoints it has been identified that no further assessment is required in one of the assessment years/seasons. This is on the basis that, through application of professional judgement, it has been determined that no significant effects would occur and therefore no further assessment has been undertaken. The night-time assessment has only been undertaken for residential receptors with a view of proposed continuous lighting during either construction or operation.

Table 3: Visual assessment matrix

Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041)	Operation year 60 (2086)
		Winter	Night-time	Winter	Summer	Night-time	summer	summer
130.4.001	View west from the A41, Fleet Marston	Major adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
132.2.001	View south-west from residential property at Lower Blackgrove Farm	Major adverse	Minor adverse	Moderate adverse	Moderate adverse	Negligible	Minor adverse	Negligible
131.3.002	View north-east from the Swan’s Way and Midshires Way (Bridleway WAD/22) near The Grand Lodge, Waddesdon	Minor adverse	No further assessment required	Minor adverse	Negligible	No further assessment required	Negligible	Negligible
132.3.001	View south-east from PRoW (Footpath WAD/5) near Blackgrove Road	Major adverse	No further assessment required	Major adverse	Major adverse	No further assessment required	Minor adverse	Minor adverse
131.2.001	View north-east from dwelling at Wayside Farm, Blackgrove Road	Major adverse	Negligible	Moderate adverse	Moderate adverse	Minor adverse	Minor adverse	Minor adverse
134.3.001	View south-west from the Aylesbury Ring (Footpath WAD/4) near Lapstone House off Blackgrove Road	Moderate adverse	No further assessment required	Moderate adverse	Minor adverse	No further assessment required	Negligible	Negligible
133.2.001	View north from dwellings at the northern fringe of Waddesdon	Minor adverse	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
133.2.003	View north-east from dwellings on Quainton Road, Waddesdon	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
133.3.001	View north-east from Lodge Hill, Waddesdon	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
135.3.006	View north from the east of Waddesdon Manor estate, Waddesdon	Negligible	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
135.3.005	View north from Lodge Hill, Waddesdon	Negligible	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
135.3.002	View north-east from a PRoW (Footpath WAD/3) north of Glebe Farm	Major adverse	No further assessment required	Major adverse	Major adverse	No further assessment required	Moderate adverse	Minor adverse
136.3.001	View south-west from the Bernwood Jubilee Way, North Buckinghamshire Way, Midshires Way and Tramway Trail (Footpath WAD/4A)	Moderate adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Negligible	Negligible
135.3.007	View north from Miss Alice's Drive, Lodge Hill	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
135.3.003	View north from within Waddesdon Manor estate, Waddesdon	Negligible	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
135.3.004	View north from within Waddesdon Manor estate, Waddesdon	Negligible	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible

Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041)	Operation year 60 (2086)
		Winter	Night-time	Winter	Summer	Night-time	summer	summer
135.3.001	View north from the Tramway Trail PRoW (Footpath WES/23) between Lodge Hill and Westcott	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
135.4.001	View north from Quainton Road between Quainton and Waddesdon	Moderate adverse	No further assessment required	Moderate adverse	Minor adverse	No further assessment required	Negligible	Negligible
137.4.001	View south-west from Station Road, Quainton	Moderate adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Minor adverse
138.2.001	View south-west from dwellings on Station Road, Quainton	Minor adverse	Minor adverse	Minor adverse	Minor adverse	Negligible	Negligible	Negligible
138.3.001	View south-west from the Midshires Way (Bridleway QUA/6) on Simber Hill, Quainton	Moderate adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Negligible	Negligible
139.2.001	View east from Upper South Farm, Quainton	Major adverse	Minor adverse	Major adverse	Moderate adverse	Negligible	Minor adverse	Negligible
139.2.002	View north-east from Lower South Farm, Quainton	Moderate adverse	Negligible	Moderate adverse	Minor adverse	Negligible	Minor adverse	Negligible
140.2.001	View south-west from Grange Farm, Quainton	Minor adverse	Negligible	Minor adverse	Minor adverse	Negligible	Negligible	Negligible
141.2.001	View north-east from Doddershall House	Major adverse	Moderate adverse	Moderate adverse	Minor adverse	Negligible	Minor adverse	Negligible
142.2.001	View south-west from dwellings near Middle Farm, Shipton Lee	Moderate adverse	Minor adverse	Moderate adverse	Minor adverse	Negligible	Minor adverse	Negligible
142.4.001	View west from minor road south of Shipton Lee	Major adverse	No further assessment required	Moderate adverse	Moderate adverse	No further assessment required	Minor adverse	Negligible
142.3.002	View south-west from the Bernwood Jubilee Way (Footpath QUA/39), Shipton Lee	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
143.4.001	View north-east from minor road near Knapps Hook Farm	Minor adverse	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
143.2.002	View east from dwellings south of Woodlands Farm	Major adverse	Moderate adverse	Major adverse	Major adverse	Negligible	Moderate adverse	Minor adverse
143.2.001	View north-east from Woodlands Farm	Major adverse	Moderate adverse	Major adverse	Major adverse	Negligible	Major adverse	Major adverse
143.2.003	View north-east from Oak Tree Farm	Minor adverse	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
146.2.001	View west from Finemerehill House, Finemere Hill	Moderate adverse	Negligible	Moderate adverse	Moderate adverse	Minor adverse	Minor adverse	Negligible
146.3.002	View west from the Claydon Woods Circular Walk (Footpath GUN/33) and PRoW (Bridleway GUN/28) between Sheephouse Wood and Greatsea Wood	Moderate adverse	No further assessment required	Minor adverse	Minor adverse	No further assessment required	Minor adverse	Minor adverse
146.3.001	View south from PRoW (Bridleway GUN/28) between Sheephouse Wood and Greatsea Wood	Negligible	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
148.2.001	View south from Knowl hill Farm, Knowl Hill	Moderate adverse	Negligible	Minor adverse	Minor adverse	Negligible	Negligible	Negligible
147.3.001	View north-east from PRoW (Footpath CAG/1) south of Calvert	Negligible	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible

Viewpoints		Construction		Operation year 1 (2026)			Operation year 15 (2041)	Operation year 60 (2086)
		Winter	Night-time	Winter	Summer	Night-time	summer	summer
147.2.001	View north from minor road adjacent to Edgcott House	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
149.4.001	View north-east from Lawn Hill Road, east of Edgcott	Negligible	No further assessment required	Negligible	Negligible	No further assessment required	Negligible	Negligible
149.2.002	View east from Perry Manor Farm, Edgcott	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

Part 4 Schedule of not significant effects

1 Temporary effects arising during construction

1.1.1 Due to the scale of the construction activities, works will be highly visible in many locations and will have the potential to give rise to significant effects which cannot be mitigated. This is commonplace with construction of major infrastructure projects, but it should be noted that these effects are temporary in nature and relate to the peak construction phase. Effects during other phases of works are likely to be less due to less construction equipment being required at the time and a reduced intensity of construction activity.

1.2 Landscape assessment

1.2.1 Table 4 summarises the assessment for all the LCA identified within the study area, which are considered to experience not significant effects (minor or negligible) during construction of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 12, Section 9.

Table 4: Schedule of not significant landscape effects during construction

Landscape character area	Description of effect
Blackgrove Vale LCA	The Proposed Scheme will pass through the south-west of this LCA for approximately 900m. Construction activities associated with Bicester Road embankment and Waddesdon south cutting will have a localised effect on the flat topography. Construction activities associated with Bicester Road embankment and the realignment of the A41 Bicester Road will involve the loss of hedgerow vegetation to the south-west of Lower Blackgrove Farm and the removal of mature vegetation along the track leading to Lower Blackgrove Farm. This will impact the characteristic hedgerow pattern of the LCA. Overall this will represent a minor alteration to the character of the wider LCA. Therefore the magnitude of change to landscape character is considered to be low. Assessed alongside the medium sensitivity of the character area, this will result in minor adverse effects.
Waddesdon Parkland LCA	The Proposed Scheme will pass directly through the north-east of this LCA for approximately 400m. Construction activities here will have only a localised direct effect on the flat farmed landscape around the A41 and close to The Grand Lodge. Construction activities will occur approximately 600m away from the conservation area at Waddesdon at its nearest point. As the A41 road currently passes through the settlement however, this will have a limited impact on setting. From certain elevated locations within Waddesdon Parkland there will be some inter-visibility with construction plant, particularly that associated with the A41 Bicester Road overbridge east of Briar Hill Farm. Overall this will cause a minor alteration to the character and setting of the wider LCA. Therefore the magnitude of change to landscape character is considered to be low. Assessed alongside the high sensitivity of the character area, this will result in minor adverse effects.
Poundon-Charndon Settled Hills LCA	The Proposed Scheme does not directly run through this LCA but passes approximately 140m to the north-east at its nearest point. Construction will involve no direct loss of characteristic landscape elements within the LCA. Within the wider LCA however, there will be Inter-visibility with construction activities within the Calvert, Steeple Claydon, Twyford and Chetwode area (CFA13) such as those associated with the Calvert infrastructural maintenance depot (IMD), School Hill green overbridge and Perry Hill overbridge. These activities will be perceptible from elevated locations such as Charndon and Windmill Hill and will affect the setting of the LCA. Therefore the magnitude of change to landscape character is considered to be low. Assessed alongside the medium sensitivity of the character area, this will result in minor adverse effects.
Calvert Clay Pits LCA	The Proposed Scheme will run along the north-eastern edge of this LCA for approximately 3km. Construction activities associated with the Calvert cutting and School Hill green overbridge will have a localised impact on the landscape of the Calvert Jubilee Nature Reserve to the north of the LCA in CFA13. This will be due to the removal of a small amount (less than 5%) of existing mature vegetation and a reduction in tranquillity. Further to the south the construction of Grendon underwood embankment and the Sheephouse Wood mitigation structure will be carried out in the context of an existing landfill site and freight railway. Therefore, for the LCA overall the magnitude of change to landscape character is considered to be low. Assessed alongside the low sensitivity of the character area, this will result in minor adverse effects.

1.3 Visual assessment

1.3.1 Table 5 summarises the assessment for all the representative viewpoints identified within the study area, which are considered to experience not significant effects (minor or negligible) during construction of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The assessment of significant effects is presented in Volume 2, CFA Report 12, Section 9. The construction assessment has been undertaken during winter, in line with best practice guidance, to ensure a robust assessment. However, in some cases, visibility of construction activities may be reduced during summer when vegetation, if present in a view, will be in leaf.

Table 5: Schedule of not significant visual effects during construction

Viewpoint	Description of effect
132.2.001: View south-west from residential property at Lower Blackgrove Farm	Significantly affected: refer to Volume 2. Additional lighting associated with the A41 Bicester Road overbridge satellite compound will be visible in the right background. This will be seen within the context of a view containing street lighting along the A41. Therefore the magnitude of change to this receptor at night is considered to be low, resulting in minor adverse effects.

Viewpoint	Description of effect
131.3.002: View north-east from the Swan’s Way and Midshires Way (Bridleway WAD/22) near The Grand Lodge, Waddesdon	<p>The Proposed Scheme will lie approximately 400m from this viewpoint. Views of the construction of the Bicester Road embankment will be available in the centre middle ground beyond the existing road junction, filtered through intervening road side vegetation. Tall cranes used in the construction of the A41 Bicester Road overbridge, will be visible to the left periphery of the view approximately 400m away, filtered through intervening roadside hedgerows. These construction activities will cause changes in the view but will be partially filtered by intervening vegetation. Therefore, the magnitude of change will be low. The low magnitude of change assessed alongside the high sensitivity of the receptor will result in a minor adverse effect.</p> <p>The view of the Proposed Scheme from this location during construction is illustrated on the photomontage shown in Figure LV-01-192 (Volume 2, CFA12 Map Book).</p>
131.2.001: View north-east from dwelling at Wayside Farm, Blackgrove Road	<p>Significantly affected: refer to Volume 2.</p> <p>Additional lighting associated with the construction of the Proposed Scheme is not anticipated at this location therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.</p>
133.2.001: View north from dwellings at the northern fringe of Waddesdon	<p>Views of construction activities will be largely restricted by intervening hedgerow vegetation and built form associated with Glebe Farm. Only tall cranes used to construct footpath WAD/4 accommodation overbridge will be visible in the centre of the view. The dominant foreground context will remain unchanged. Therefore the magnitude of change to this viewpoint is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p> <p>Additional lighting associated with the construction of the Proposed Scheme is not anticipated at this location therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.</p>
133.2.003: View north-east from dwellings on Quainton Road, Waddesdon	<p>Views of construction activities will be restricted by rising topography and intervening vegetation in the foreground and middle ground. Therefore the magnitude of change to this viewpoint is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p> <p>Additional lighting associated with the construction of the Proposed Scheme is not anticipated at this location therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.</p>
133.3.001: View north-east from Lodge Hill, Waddesdon	<p>Views of construction activities will be largely filtered by intervening vegetation, however tall cranes associated with the A41 Bicester Road overbridge will be visible in the distance to the right of the view. Therefore the magnitude of change to this viewpoint is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
135.3.006: View north from the east of Waddesdon Manor estate, Waddesdon	<p>Views of construction activities will be restricted by mature vegetation in the left and right of the view; these activities will occur at a distance of over 2km. Therefore the magnitude of change to this viewpoint is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>
135.3.005: View north from Lodge Hill, Waddesdon	<p>Views of construction activities will be restricted by mature vegetation in the left and right foreground; these activities will be at a distance of over 2.5km. Therefore the magnitude of change to this viewpoint is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>
135.3.007: View north from Miss Alice's Drive, Lodge Hill	<p>Views of construction activities will be visible in the middle ground, approximately 2km away. Tall plant associated with the construction of Station Road overbridge will be visible to the left of the Buckinghamshire Railway Centre. Construction plant, however, will be seen within a series of components in the wider panorama with views filtered by intervening foreground vegetation. Therefore the magnitude of change to this viewpoint is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
135.3.003: View north from within Waddesdon Manor estate, Waddesdon	<p>Views of construction activities will be heavily filtered by mature vegetation in the right foreground; these activities will be at a distance of over 3km. Therefore the magnitude of change to this viewpoint is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>
135.3.004: View north from within Waddesdon Manor estate, Waddesdon	<p>Views of construction will be restricted by mature vegetation in the foreground and will occur at a distance of over 3km. Therefore the magnitude of change to this viewpoint is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.</p>
135.3.001: View north from the Tramway Trail PRoW (Footpath WES/23) between Lodge Hill and Westcott	<p>Views of construction activities will be available approximately 2.5km in the distance. Tall plant associated with Station Road overbridge will be visible to the left of the Buckinghamshire Railway Centre. These views will be largely filtered by intervening middle ground vegetation. Therefore the magnitude of change to this viewpoint is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p>
138.2.001: View south-west from dwellings on Station Road, Quainton	<p>The biggest visual impact will be vegetation removal associated with the construction of the Station Road realignment. This will be visible along Station Road within the left of view, approximately 50m away. Views of other construction activities will be largely filtered by intervening hedgerow vegetation. Therefore the magnitude of change to this viewpoint is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.</p> <p>Light associated with Station Road overbridge satellite compound will be perceptible in the left background, approximately 750m away. This will be seen against a baseline featuring light spill from the residential properties in the left of the view and intermittent light from passing motor vehicles. Therefore the magnitude of change at night will be low, resulting in a minor adverse effect.</p>
139.2.001: View east from Upper South Farm, Quainton	<p>Significantly affected: refer to Volume 2.</p> <p>Light associated with Station Road overbridge satellite compound will be visible, approximately 700m away behind the small woodland. Therefore, the magnitude of change to this receptor at night will be low, resulting in a minor adverse effect.</p>
139.2.002: View north-east from Lower South Farm, Quainton	<p>Significantly affected: refer to Volume 2.</p>

Viewpoint	Description of effect
	Additional lighting associated with the construction of the Proposed Scheme is not anticipated at this location, therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.
140.2.001: View south-west from Grange Farm, Quainton	Construction activities associated with Doddershall embankment will be visible in the left middle ground at a distance of over 1.25km from the receptor. Views of tall plant associated with the construction of bridleway QUA/28A overbridge will be available in the centre of view, filtered by the dismantled railway vegetation. To the right middle ground construction activities around the Quainton auto-transformer station and Edgcott Road overbridge will visible, over 1.5km away. Therefore the magnitude of change to this viewpoint is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
	Light associated with woodlands embankment satellite compound will be perceptible in the right middle ground. This will be seen at a distance of over 1.5km and within the context of a view containing existing night-time lighting. Therefore the magnitude of change at night will be negligible, resulting in a negligible effect.
142.2.001: View south-west from dwellings near Middle Farm, Shipton Lee	Significantly affected: refer to Volume 2.
	Additional night-time lighting associated with woodlands embankment satellite compound approximately 700m away will be seen against a baseline featuring only faint night time lighting and intermittent light from passing motor vehicles. Therefore, the magnitude of change to this receptor at night will be low, resulting in a minor adverse effect.
142.3.002: View south-west from the Bernwood Jubilee Way (Footpath QUA/39), Shipton Lee	Views of construction activity will be largely filtered by intervening vegetation and topography, and will be largely characteristic of the existing view which contains a series of National Grid pylons. Therefore the magnitude of change to this viewpoint is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
143.4.001: View north-east from road near Knapps Hook Farm	Tall construction plant associated with bridleway QUA/36 accommodation green overbridge will be intermittently visible in the background, but will be largely characteristic of the existing view which contains prominent views of National Grid pylons. Therefore the magnitude of change to this viewpoint is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
143.2.003: View north-east from Oak Tree Farm	Views of construction activities will be largely restricted across the view by dense intervening vegetation within the dismantled railway. tall plant associated with bridleway QUA/36 accommodation green overbridge however, will be visible in the centre middle ground approximately 700m away. Therefore the magnitude of change to this viewpoint is considered to be low. The low magnitude of change assessed against the high sensitivity of the receptor will result in a minor adverse effect.
	Additional night-time lighting associated with woodlands embankment satellite compound approximately 700m away will be seen against a baseline featuring only faint night time lighting and intermittent light from passing motor vehicles. Therefore, the magnitude of change to this receptor at night will be low resulting in a minor adverse effect.
146.2.001: View west from Finemerehill House, Finemere Hill	Significantly affected: refer to Volume 2.
	Assuming the completion of the Greatmoor energy from waste (EfW) facility, as set out in the future baseline, views of the Proposed Scheme during construction will be seen within the context of the wider panoramic view described above with an additional large industrial structure clearly visible in the left middle ground, 900m away beyond the existing railway line. This will include a 52m building and a 95m high chimney stack. Therefore the magnitude of change will be low and will result in a minor adverse effect.
	Additional lighting associated with the construction of the Proposed Scheme is not anticipated at this location, therefore the magnitude of change to this receptor at night is considered to be negligible resulting in negligible effects.
Viewpoint 146.3.002: View west from the Claydon Woods Circular Walk (Footpath GUN/33/1) and PRoW (Bridleway GUN/28/1) between Sheephouse Wood and Greatsea Wood	Significantly affected: refer to Volume 2.
	Assuming the completion of the Greatmoor EfW facility, as set out in the future baseline, views of the Proposed Scheme during construction will be seen within the context of the view described above with an additional large industrial structure clearly visible in the left of the view beyond the existing railway line. Therefore the magnitude o
146.3.001: View south from PRoW (Bridleway GUN/28) between Sheephouse Wood and Greatsea Wood	Views of construction activities will be restricted by intervening topography and mature vegetation across the middle ground of the view. Therefore the magnitude of change to this viewpoint is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
148.2.001: View south from Knowlhill Farm, Knowl Hill	Significantly affected: refer to Volume 2.
	Assuming the completion of the Greatmoor EfW facility, as set out in the future baseline, views of the Proposed Scheme during construction will be seen within the context of the view described above with an additional large industrial structure clearly visible in the centre of the view, 1.4km away beyond the existing railway line. This will include views of a 52m high building and a 95m high chimney stack. Therefore the magnitude of change will be low and will result in a minor adverse effect.
	Additional lighting associated with the construction of the Proposed Scheme is not anticipated at this location therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.
147.3.001: View north-east from PRoW (Footpath CAG/1) south of Calvert	Construction activity will be visible within the centre middle ground, however this will be largely characteristic of the existing view which contains an active landfill site and associated machinery. Views will also be restricted by intervening topography and vegetation on the left and the right of the view. Therefore the magnitude of change to this viewpoint is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.

Viewpoint	Description of effect
147.2.001: View north from public highway adjacent to Edgcott House	Construction activities will be largely restricted by the raised landfill mound across the left and centre of view, with some intermittent views of taller plant to the right beyond the mature vegetation. This activity will be characteristic of the existing view which contains an active landfill site. Therefore the magnitude of change to this viewpoint is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	Additional lighting associated with the construction of the Proposed Scheme is not anticipated at this location therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.
149.4.001: View north-east from Lawn Hill Road, east of Edgcott	Views of construction activities will be restricted by intervening topography of the landfill site. Only the top of tall cranes associated with the construction of Calvert green overbridge and footpath SCL/13 overbridge will be visible in the left and right background respectively. This will not be wholly uncharacteristic within the context of the view. Therefore the magnitude of change to this viewpoint is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
149.2.002: View east from Perry Manor Farm, Edgcott	Views of construction activities will be restricted by intervening topography and vegetation. Therefore the magnitude of change to this viewpoint is considered to be negligible. The negligible magnitude of change assessed against the high sensitivity of the receptor will result in a negligible effect.
	Additional lighting associated with the construction of the Proposed Scheme is not anticipated at this location therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.

2 Permanent effects arising during operation

2.1 Landscape assessment

2.1.1 Table 6 summarises the assessment for all the LCA identified within the study area, which are considered to experience not significant effects (minor or negligible) during the operation of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The year 15 and year 60 assessments take into account the further integration of the Proposed Scheme into the landscape following greater maturity of the proposed planting. The assessment of significant effects is presented in Volume,2 CFA Report 12, Section 9.

Table 6: Schedule of not significant landscape effects during operation

Landscape character area	Description of effect - operation year 1 (2026)	Description of effect - operation year 15 (2041)	Description of effect - operation year 60 (2086)
Blackgrove Vale LCA	The Proposed Scheme will only pass directly through a small area to the south-west of the LCA for approximately 900m. The Bicester Road embankment and Waddesdon south cutting will bring about a localised change to existing topography. The realignment of the A41 Bicester Road will bring traffic further into the LCA and will result in a slight reduction in tranquillity. This will cause a very minor alteration to the overall characteristics of the wider LCA. The magnitude of change is considered to be low, resulting in a minor adverse effect.	By year 15 of operation, planting adjacent to the Bicester Road embankment and realignment of the A41 Bicester Road will have established sufficiently to integrate these structures into the landscape. The magnitude of change is considered to be negligible, resulting in negligible effects.	Effects will be unchanged from year 15.
Waddesdon Parkland LCA	The Proposed Scheme will pass directly through the north-east of this LCA for approximately 400m. The Bicester Road embankment will have a localised effect on the flat farmed landscape around the A41, but will not influence the overall characteristics and setting of the wider LCA. The realignment of the A41 Bicester Road will take traffic further away from the LCA and will result in a slight localised increase in tranquillity to the east of the LCA. The Proposed Scheme will pass approximately 600m away from Waddesdon village within Waddesdon south cutting and so will have a limited impact on setting of the conservation area. The magnitude of change is considered to be negligible, resulting in a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.
Westcott Claylands LCA	Significantly affected: refer to Volume 2.	By year 15 of operation, planting will have established sufficiently to achieve greater landscape integration of the Proposed Scheme into the rural landscape. A level of inter-visibility with elevated structures such as Needles Farm accommodation overbridge and overhead line equipment however, will remain from many locations. The magnitude of change is considered to be low, resulting in a minor adverse effect.	By year 60 planting will have fully matured and will achieve a greater level of landscape integration. This will include greater integration of elevated features such as Needles Farm accommodation overbridge and the overhead line equipment. The magnitude of change is considered to be negligible, resulting in a negligible effect.
Quainton Hill LCA	Inter-visibility with the Proposed Scheme will slightly reduce tranquillity and will impact of the rural setting of the LCA. Overall this will represent a minor alteration to a key characteristic of the setting of the LCA. Therefore, the magnitude of change is considered to be low, resulting in a minor adverse effect.	By year 15 of operation, planting will have established sufficiently to integrate the Proposed Scheme into the landscape of adjacent LCA. This will largely reduce the inter-visibility of elevated features to the south. The magnitude of change is considered to be negligible, resulting in a negligible effect.	Effects will be unchanged from year 15.

Landscape character area	Description of effect - operation year 1 (2026)	Description of effect - operation year 15 (2041)	Description of effect - operation year 60 (2086)
Kingswood Wooded Farmland LCA	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 planting will have matured and will provide greater integration for the large infrastructure elements such as Quainton auto-transformer station and National Grid substation. Proposed mitigation planting along the River Ray will also serve to increase the wooded nature of the LCA. This fully mature planting will integrate with the existing mature woodland nearby and will help integrate the Proposed Scheme more successfully into the landscape. Overall the magnitude of change is considered to be low, resulting in a minor adverse effect.
Finemere Hill LCA	The Proposed Scheme will pass approximately 150m to the south-west of the LCA. There will be some inter-visibility with the Proposed Scheme from the east of the LCA, around Hogshaw Farm. This will include the large scale infrastructure associated with the Quainton auto-transformer station and National Grid substation to the south. In addition there will be inter-visibility from Finemere Hill with bridleway QUA/36 accommodation green overbridge and bridleway GUN/28 accommodation green overbridge. This and the presence of passing trains will also lower the tranquillity in the LCA. Overall there will be a minor loss of the rural characteristic and setting of the LCA. Therefore the magnitude of change is considered to be low, resulting in a minor adverse effect.	By year 15 of operation, proposed planting around Quainton auto-transformer station and National Grid substation will have established sufficiently to a certain level and will begin to integrate the Proposed Scheme into the landscape of adjacent LCA. Due to the elevated location of this LCA however, inter-visibility with Quainton auto-transformer station and National Grid substation will remain. The magnitude of change is considered to remain low, resulting in a minor adverse effect.	By year 60 proposed planting adjacent to the Proposed Scheme within adjacent LCA will have fully matured and will achieve a greater level of integration. This will reduce the influence of Quainton auto-transformer station and National Grid substation from elevated ground to the east of the LCA. The magnitude of change is considered to be negligible, resulting in a negligible effect.
Poundon-Charndon Settled Hills LCA	The Proposed Scheme does not directly run through this LCA. There will be inter-visibility with elevated features in CFA13 to the north, such as School Hill green overbridge and Perry Hill overbridge, from elevated locations such as Charndon Hill and Windmill Hill. This will cause a minor alteration to the setting of the LCA. Therefore the magnitude of change to landscape character is considered to be low. Assessed alongside the medium sensitivity of the character area, this will result in minor adverse effects.	By year 15, proposed planting adjacent to elements within CFA13 will have established sufficiently and will sufficiently integrate these structures into the surrounding landscape context and will reduce inter-visibility from elevated locations within the LCA. The magnitude of change is considered to be negligible, resulting in negligible effects.	Effects will be unchanged from year 15.
Calvert Clay Pits LCA	The Proposed Scheme will run along the north-eastern edge of this LCA for approximately 3km. There will be a localised impact on tranquillity around the Calvert Jubilee Nature Reserve to the north of the LCA (in CFA13) caused by passing trains and activity in the nearby Calvert IMD. Further to the south the Proposed Scheme, including Sheephouse Wood mitigation structure, will be within the context of the existing active landfill site and freight railway line. Therefore the magnitude of change to landscape character is considered to be low. Assessed alongside the low sensitivity of the character area, this will result in minor adverse effects.	By year 15 of operation, proposed planting adjacent to School Hill green overbridge and the enhancement of planting along the eastern side of Calvert Jubilee Nature Reserve will have established to a certain level. This will replace vegetation lost during construction, will help to reduce the influence of the IMD within the Calvert Jubilee Nature Reserve and reduce the impacts on tranquillity. The magnitude of change is considered to be negligible, resulting in negligible effects.	Effects will be unchanged from year 15.
Claydon Bowl LCA	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 planting will have matured and will provide greater integration of the Proposed Scheme, including the IMD. The fully matured planting will serve to replace that lost during construction. The Proposed Scheme will remain apparent however, and will reduce tranquillity. In addition mitigation planting within the south of the LCA will have a beneficial impact of increasing the area of woodland within this area of the LCA. Overall the magnitude of change is considered to be low, resulting in a minor adverse effect.

2.2 Visual assessment

2.2.1 Table 7 summarises the assessment for all the representative viewpoints identified within the study area which are considered to experience not significant effects (minor or negligible) during operation of the Proposed Scheme. These are ordered from south to north along the route of the Proposed Scheme. The year 15 and year 60 assessments take into account how greater maturity of proposed planting may further screen views of the Proposed Scheme. The assessment of significant effects is presented in Volume 2 CFA Report 12, Section 9.

Table 7: Schedule of not significant visual effects during operation

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
130.04.001: View west from the A41, Fleet Marston	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Planting introduced adjacent to the Bicester Road embankment and realignment of the A41 road will have established sufficiently to begin to provide screening of the Proposed Scheme. Planting adjacent to the Bicester Road embankment will also begin to screen views of overhead line equipment in the right background. Putlowes auto-transformer station, however, will remain clearly visible in the centre of the view. The magnitude of change will be low and will result in minor adverse effects.	The continued growth of planting adjacent to the Bicester Road embankment and realignment of the A41 will sufficiently screen views towards these structures. The Putlowes auto-transformer station however, will remain clearly visible in the centre of the view. Therefore the magnitude of change will remain low and will result in minor adverse effects.
132.2.001: View south-west from residential property at Lower Blackgrove Farm	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	The incremental growth of hedgerow planting introduced adjacent to Bicester Road embankment will provide some screening of the overhead line equipment. Planting adjacent to the realignment of the A41 road will also better visually integrate this new linear feature into the landscape. The magnitude of change will be low and will result in minor adverse effects. The view of the Proposed Scheme in the summer of year 15 of operation is illustrated on the photomontage shown in Figure LV-01-238 (Volume 2, CFA12 Map Book).	Fully mature hedgerow planting adjacent to the Proposed Scheme will sufficiently screen views towards the overhead line equipment across the view. Therefore the magnitude of change will be negligible and will result in negligible effects.
	Additional lighting associated with the operation of the Proposed Scheme is not anticipated at this location therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.
131.3.002: View north-east from the Swan’s Way and Midshires Way (Bridleway WAD/22) near The Grand Lodge, Waddesdon	Views of the overhead line equipment upon Bicester Road embankment will be available beyond the existing junction, filtered through intervening roadside vegetation. This will be visible above a line of mitigation earthworks restored to farmland. The Proposed Scheme will represent a minor alteration to the existing view containing an existing busy trunk road. Therefore, the magnitude of change will be low and will result in minor adverse effects. The view of the Proposed Scheme in the winter of year 1 of operation is illustrated on the photomontage shown in Figure LV-01-074 (Volume 2, CFA12 Map Book).	During summer roadside vegetation within the centre of the view will provide additional screening towards Bicester Road embankment in the centre of the view. This will largely screen views of the overhead line equipment. The magnitude of change would be negligible and would result in negligible effects.	The incremental growth of planting introduced adjacent to Bicester Road embankment will screen views of the overhead line equipment in the centre of the view. The magnitude of change will be negligible and will result in negligible effects.	Effects will be unchanged from year 15.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
132.3.001: View south-east from PRoW (Footpath WAD/5) near Blackgrove Road	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Planting adjacent to the realignment of the A41 and Bicester Road embankment will have established; due to its proximity to the viewer this will screen views of the Proposed Scheme. This will, however, also screen views towards hill farmland of the Eythrope Estate and will therefore alter the characteristic of the view. The magnitude of change will be low and will result in minor adverse effects.	Effects will be unchanged from year 15.
131.2.001: View north-east from dwelling at Wayside Farm, Blackgrove Road	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 15 of operation, planting established adjacent to Waddesdon south cutting and Bicester Road embankment will have established to provide some screening to the overhead line equipment across the view. The magnitude of change will be low and will result in minor adverse effects.	By year 60 of operation proposed planting adjacent to Waddesdon South cutting and Bicester Road embankment will have fully matured and will screen views towards the Proposed Scheme. Due to the proximity of the Proposed Scheme, however, the magnitude of change will remain low and will result in minor adverse effects.
	Lighting associated with the A41 Bicester Road overbridge and associated road realignment will be perceptible above the middle ground of the view. This will be seen against a baseline featuring light spill from the existing A41 to the south and intermittent light from passing motor vehicles. Therefore the magnitude of change will be low and will result in a minor adverse effect.	The effects during the summer of year 1 of operation will remain the same as those during winter of year 1 of operation. There will be a minor adverse effect.	The effects during year 15 of operation will remain the same as those during winter of year 1 of operation. There will be a minor adverse effect.	The effects during year 60 of operation will remain the same as those during winter of year 1 of operation. There will be a minor adverse effect.
134.3.001: View south-west from the Aylesbury Ring (Footpath WAD/4) near Lapstone House off Blackgrove Road	Significantly affected: refer to Volume 2.	During summer the overhead line equipment will remain visible in the centre middle ground where the Proposed Scheme crosses Waddesdon embankment. The existing small copse of woodland and hedgerow vegetation in the centre middle ground however, will add greater screening towards Footpath WAD/4 accommodation overbridge. Therefore, the magnitude of change will be low, resulting in a significance of effect of minor adverse.	Planting along the eastern side of the Proposed Scheme will have established sufficiently to screen views of the overhead line equipment on Waddesdon embankment. Therefore the magnitude of change will be negligible and will result in negligible effects.	Effects will be unchanged from year 15.
133.2.001: View north from dwellings at the northern fringe of Waddesdon	Views to the Proposed Scheme will be largely restricted by existing intervening hedgerow vegetation and mitigation earthworks. Therefore, the magnitude of change will be negligible and will result in a negligible effect.	During summer intervening vegetation will offer greater screening towards the Proposed Scheme. The magnitude of change will remain negligible, resulting in a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.
	Additional lighting associated with the realigned A41 road will be seen against a baseline featuring existing street lighting. Therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.
133.2.003: View north-east from dwellings on Quainton Road, Waddesdon	Views of the Proposed Scheme will not be available due to intervening vegetation and rising topography. Therefore, the magnitude of change will be negligible and will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
	Additional lighting associated with the operation of the Proposed Scheme is not anticipated at this location therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.
133.3.001: View north-east from Lodge Hill, Waddesdon	Views of the Proposed Scheme will be largely restricted by intervening vegetation. Therefore the magnitude of change will be negligible and will result in a negligible effect.	During summer the intervening vegetation will offer greater screening toward the Proposed Scheme. The magnitude of change will remain negligible, resulting in a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041) summer	Description of effect – operation year 60 (2086) summer
	Winter	Summer		
135.3.006: View north from the east of Waddesdon Manor estate, Waddesdon	Views of the Proposed Scheme will be restricted by mature vegetation on the left and right of the view. In addition the Proposed Scheme will be at a distance of over 2km. Therefore the magnitude of change will be negligible and will result in a negligible effect.	During summer the intervening vegetation will offer greater screening toward the Proposed Scheme. The magnitude of change will remain negligible resulting in a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.
135.3.005: View north from Lodge Hill, Waddesdon	Views of the Proposed Scheme will be restricted by mature vegetation in the left and right foreground and will be at a distance of over 2.5km. Therefore the magnitude of change will be negligible and will result in a negligible effect.	During summer the intervening vegetation within the left and right foreground will screen views towards the Proposed Scheme. The magnitude of change will remain negligible resulting in a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.
135.3.002: View north-east from a PRoW (Footpath WAD/3) north of Glebe Farm	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Further growth and maturity of the proposed planting along Waddesdon embankment will provide substantial screening of the Proposed Scheme. This would also restrict views to the agricultural hills in the background. Therefore the magnitude of change will be low and will result in a minor adverse effect.
136.3.001: View south-west from the Bernwood Jubilee Way, North Buckinghamshire Way, Midshires Way and Tramway Trail (Footpath WAD/4A)	The overhead line equipment will be visible 130m away across the arable field to the right of the view. This will be visible above a line of topography restored to farmland. The mature hedgerow in the left of the view will heavily restrict views beyond, including towards of the footpath WAD/4 accommodation overbridge to the centre of the view. The Proposed Scheme will represent a change in the existing view but this will be largely filtered by intervening vegetation and mitigation earthworks. Therefore, the magnitude of change will be low and will result in a minor adverse effect.	In summer the existing mature hedgerow vegetation in the left of the view will add greater screening towards the Proposed Scheme. The overhead line equipment however, will remain visible in the right foreground and left background. Therefore the magnitude of change will remain low, resulting in minor adverse effect.	Proposed hedgerow planting along the western side of Waddesdon embankment will have established sufficiently to provide some screening for views of the overhead line equipment in the right foreground and left background. Therefore the magnitude of change will be negligible and will result in negligible effects.	Effects will be unchanged from year 15.
135.3.007: View north from Miss Alice's Drive, Lodge Hill	Views of the Proposed Scheme will be available in the middle ground at a distance of over 2km. This will include views of Station Road overbridge to the left of the Buckinghamshire Railway Centre. Views will be filtered by intervening foreground vegetation. Consequently, the magnitude of change will be negligible and will result in a negligible effect.	During summer foreground vegetation will offer greater intermittent screening towards the Proposed Scheme. Consequently, the magnitude of change will remain negligible, resulting in a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.
135.3.003: View north from within Waddesdon Manor estate, Waddesdon	Views of the Proposed Scheme will be heavily filtered by mature vegetation in the right foreground. Consequently, the magnitude of change will be negligible and will result in a negligible effect.	During summer vegetation in the right foreground will screen views towards the Proposed Scheme. Therefore the magnitude of change will remain negligible, resulting in a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.
135.3.004: View north from within Waddesdon Manor estate, Waddesdon	Views of the Proposed Scheme will be restricted by mature vegetation in the right foreground, and will be at a distance of over 3km. Consequently, the magnitude of change will be negligible and will result in a negligible effect.	During summer vegetation in the right foreground will largely screen views towards the Proposed Scheme. Consequently, the magnitude of change will remain negligible, resulting in a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.
135.3.001: View north from the Tramway Trail PRoW (Footpath WES/23) between Lodge Hill and Westcott	Views of the Proposed Scheme, approximately 2.4km away, will be largely restricted by intervening middle ground vegetation. Consequently, the magnitude of change will be negligible and will result in a negligible effect.	During summer vegetation in the middle ground will largely screen views towards the Proposed Scheme. Consequently, the magnitude of change will remain negligible, resulting in a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
135.4.001: View north from Quainton Road between Quainton and Waddesdon	Significantly affected: refer to Volume 2.	In summer existing vegetation on either side of the foreground will provide greater screening towards the Proposed Scheme. This will screen views to Needles Farm accommodation overbridge in the left middle ground. Consequently, the magnitude of change will be low resulting in a significance of effect of minor adverse.	Incremental growth of proposed hedgerow planting along the western edge of Quainton south embankment will offer some screening towards the overhead line equipment. In addition, planting adjacent to Needles Farm accommodation overbridge will offer some screening of this structure. Consequently, the magnitude of change will be negligible and will result in negligible effects.	Effects will be unchanged from year 15.
137.4.001: View south-west from Station Road, Quainton	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Proposed hedgerow planting along the western edge of the Proposed Scheme will have matured to a certain extent and will offer some screening towards the 3m high acoustic barrier. The overhead line equipment will however remain visible above this. Consequently, the magnitude of change will be low and will result in a minor adverse effect.	Further growth and maturity of the proposed mitigation planting will largely screen views of the acoustic barrier and will offer greater screening towards the overhead line equipment. Due, however, to the proximity of the Proposed Scheme and the slightly elevated nature of the viewpoint the magnitude of change will remain low and will result in a minor adverse effect.
138.2.001: View south-west from dwellings on Station Road, Quainton	The Proposed Scheme will be largely screened from view by intervening hedgerow vegetation within the foreground and middle ground. The Station Road realignment, however, will be clearly visible in the left of view, adjoining the existing Station Road. Consequently, the magnitude of change will be low and will result in a minor adverse effect.	Proposed hedgerow vegetation will be in a juvenile state and will offer little visual integration of the Buckingham Road realignment. Consequently, the magnitude of change will remain low, resulting in a minor adverse effect.	Proposed hedgerow planting adjacent to Buckingham Road realignment will have matured to a certain extent and will serve to integrate the Buckingham Road realignment into the existing hedgerow lining Station Road. Consequently, the magnitude of change will be negligible and will result in negligible effects.	Effects will be unchanged from year 15.
	Additional lighting associated with the operation of the Proposed Scheme is not anticipated at this location, therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.
138.3.001: View south-west from the Midshires Way (Footpath QUA/6) on Simber Hill, Quainton	<p>The Proposed Scheme will cross this long-distance, panoramic view over 2km from the viewer. The overhead line equipment will be intermittently visible across the middle ground of the view. Station Road overbridge will be visible as an elevated feature within the farmed landscape to the right of Buckinghamshire Railway Centre. The magnitude of change will be low resulting in a minor adverse effect.</p> <p>The view of the Proposed Scheme in the winter of year 1 of operation is illustrated on the photomontage shown in Figure LV-01-079 (Volume 2, CFA12 Map Book). Due to land access issues at the time of capturing the image for the photomontage, the view from Simber Hill was captured from a PRoW located on the north side of the hill. The photomontage therefore illustrates only some of the elements that would be visible from the summit. However, it is considered to be a reasonable representation of the visibility of certain elements of the Proposed Scheme from this distant location.</p>	In summer the existing mature vegetation scattered across the middle ground will add greater intermittent screening towards the Proposed Scheme. The elevated Station Road overbridge however, will remain visible within the middle ground. Consequently, the magnitude of change will remain low, resulting in a minor adverse effect.	Incremental growth of proposed planting along the eastern side of the Proposed Scheme will offer some screening towards the Proposed Scheme, including views of elevated elements such as Station Road overbridge and overhead line equipment. Consequently, the magnitude of change will be negligible and will result in negligible effects.	Effects will be unchanged from year 15.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
139.2.001: View east from Upper South farm, Quainton	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Incremental growth of proposed planting along the western side of Doddershall embankment and along the Upper South Farm access track will largely screen views of the Proposed Scheme. The overhead line equipment however, will remain visible above this in the left of the view. Therefore the magnitude of change will be low and will result in minor adverse effects.	Further growth and maturity of the proposed planting along the western side of Doddershall embankment will screen views of the Proposed Scheme including the overhead line equipment. Therefore the magnitude of change will be negligible and will result in negligible effects.
	Additional lighting associated with the operation of the Proposed Scheme is not anticipated at this location, therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.
139.2.002: View north-east from Lower South Farm, Quainton	Significantly affected: refer to Volume 2.	In summer of year 1 of operation, intervening vegetation will offer greater intermittent screening towards the overhead line equipment, particularly to the right and left of view. Also intervening hedgerows will offer greater screening towards Bridleway QUA/28a overbridge. The overhead line equipment however, will remain visible in the centre of view. The magnitude of change will be low, resulting in a minor adverse effect.	By year 15 of operation, incremental growth of planting provided as part of the Proposed Scheme will provide additional screening. This will largely screen low views of the overhead line equipment and bridleway QUA/28A overbridge. Consequently, the magnitude of change will be low and will result in minor adverse effects.	Further maturity of the proposed planting will offer greater screening of the Proposed Scheme including views of the overhead line equipment with only Bridleway QUA/28A overbridge remaining partially visible. Consequently, the magnitude of change will be negligible and will result in negligible effects.
	Additional lighting associated with the operation of the Proposed Scheme is not anticipated at this location, therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.
140.2.001: View south-west from Grange Farm, Quainton	Views of the overhead line equipment upon Doddershall embankment will be available in the left middle ground at a distance of over 1.25km. Views of Bridleway QUA/28A overbridge will be available in the centre of the view, filtered by intervening vegetation. Quainton auto-transformer feeder station and Edgcott Road overbridge will also be visible as distant elements in the right middle ground. Consequently, the magnitude of change will be low and will result in a minor adverse effect.	In summer the intervening vegetation within the middle ground will offer greater screening towards Bridleway QUA/28A overbridge. The overhead line equipment, Quainton auto-transformer feeder station and Edgcott Road overbridge however, will remain visible. Consequently, the magnitude of change will remain low, resulting in a minor adverse effect.	Proposed hedgerow planting adjacent to the Quainton auto-transformer feeder station will have matured to a certain height and will provide some screening towards the structure. The overhead line equipment however, will remain visible in the left middle ground at a distance of 1.25km. Overall the magnitude of effect will be negligible and will result in a negligible effect.	Effects will be unchanged from year 15.
	Additional lighting associated with the operation of the Proposed Scheme is not anticipated at this location, therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
141.2.001: View north-east from Doddershall House	Significantly affected: refer to Volume 2.	During summer the existing vegetation across the view will add greater intermittent screening towards the Proposed Scheme. This will largely restrict views of Edgcott Road overbridge. The overhead line equipment however, will remain visible above the intervening hedgerow vegetation within the centre middle ground. Consequently, the magnitude of change will be low, resulting in a significance of effect of minor adverse effect.	Proposed planting adjacent to Edgcott Road overbridge will largely obscure views of this structure. Hedgerow planting established along the western edge of Doddershall embankment will offer some screening towards the Proposed Scheme, with the overhead line equipment remaining visible above this. Consequently, the magnitude of change will be low and will result in minor adverse effects.	Fully matured proposed planting along Doddershall embankment will largely screen views of the overhead line equipment. Consequently, the magnitude of change will be negligible and will result in negligible effects.
	Additional lighting associated with the operation of the Proposed Scheme is not anticipated at this location, therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.
142.2.001: View south-west from dwellings near Middle Farm, Shipton Lee	Significantly affected: refer to Volume 2.	In summer the existing hedgerow vegetation in the middle ground will add greater screening towards the Proposed Scheme including the National Grid substation and Quainton auto-transformer station. The overhead line equipment however, will remain visible across the left middle ground. Overall the magnitude of change will be low, resulting in a significance of effect of minor adverse.	Incremental growth of proposed planting adjacent to the National Grid substation and Quainton auto-transformer station will provide additional screening towards these elements as well as to the overhead line equipment beyond in the left of the view. Taller elements within the substation and auto-transformer station however will remain visible above this. Consequently, the magnitude of change will be low and will result in minor adverse effects.	Further growth and maturity of the proposed planting will largely screen views of the Proposed Scheme, including the National Grid substation and auto-transformer station. Consequently, the magnitude of change will be negligible and will result in negligible effects.
	Additional lighting associated with the operation of the Proposed Scheme is not anticipated at this location, therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.
142.4.001: View west from public highway south of Shipton Lee	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Incremental growth of proposed planting adjacent to Quainton auto-transformer feeder station on the left of the view will have matured to a certain extent and will offer some screening toward this structure as well as Edgcott Road overbridge. Consequently, the magnitude of change will be low and will result in minor adverse effects.	Further growth and maturity of the proposed planting will largely screen views of the auto-transformer feeder station as well as offering some screening towards Edgcott Road overbridge. Consequently, the magnitude of change will be negligible and will result in negligible effects.
142.3.002: View south-west from the Bernwood Jubilee Way and PRow (Footpath QUA/39), Shipton Lee	Views of the Proposed Scheme approximately 750m away, including the National Grid substation, will be largely filtered by intervening vegetation and largely characteristic of the existing view which contains a series of National Grid pylons. Consequently, the magnitude of change will be negligible and will result in a negligible effect.	During summer the intervening hedgerow vegetation will offer greater screening towards the Proposed Scheme. Consequently, the magnitude of change will remain negligible, resulting in a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.
143.4.001: View north-east from road near Knapps Hook Farm	Views of the Proposed Scheme will be restricted by intervening vegetation along the dismantled railway. Consequently, the magnitude of change will be negligible and will result in a negligible effect.	During summer the intervening vegetation will offer greater screening towards the Proposed Scheme. Consequently, the magnitude of change will remain negligible, resulting in a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
143.2.002: : View east from dwellings south of Woodlands Farm	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	By year 60 of operation further maturity of planting established along the existing road will mean views of Edgcott Road overbridge will be largely screened. Consequently, the magnitude of change will be low and will result in minor adverse effects.
	Additional lighting associated with the operation of the Proposed Scheme is not anticipated at this location, therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.
143.2.001: View north-east from Woodlands Farm	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.
	Additional lighting associated with the operation of the Proposed Scheme is not anticipated at this location, therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.
143.2.003: View north-east from Oak Tree Farm	Views of the Proposed Scheme will be restricted by intervening vegetation across the view. Consequently, the magnitude of change will be negligible and will result in a negligible effect.	During summer the intervening vegetation will offer greater screening towards the Proposed Scheme. Therefore the magnitude of change will remain negligible, resulting in a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.
	Additional lighting associated with the operation of the Proposed Scheme is not anticipated at this location, therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.
146.2.001: View west from Finemerehill House, Finemere Hill	Significantly affected: refer to Volume 2.	Significantly affected: refer to Volume 2.	Proposed planting adjacent to Bridleway GUN/28 accommodation green overbridge will have matured sufficiently to provide a certain level of screening and will offer some screening toward this structure. The incremental growth of ecological mitigation planting to the east of the Proposed Scheme in this location will be noticeable and will give the view a more wooded nature. This planting will not however add any additional screening to views of the Proposed Scheme. Therefore the beneficial effects of additional woodland will be cancelled out by the continued visibility of the overhead line equipment across the middle ground. The magnitude of change will remain as low and will result in a minor adverse effect.	The mitigation planting across the middle ground will have matured and will screen views of the Proposed Scheme. Consequently, the magnitude of change will be negligible and will result in a negligible effect.
	The external lighting along the Sheephouse Wood mitigation structure will be visible in the right middle ground. This, however, will be seen against a baseline featuring existing lighting from Grendon Young Offender Institution the landfill site and Calvert village in the the background of the view. Therefore the magnitude of change to this receptor at night is considered to be low, resulting in minor adverse effects.	The effects during the summer of year 1 of operation will remain the same as those during winter of year 1 of operation. There will be a minor adverse effect.	The effects during year 15 of operation will remain the same as those during winter of year 1 of operation. There will be a minor adverse effect	The effects during year 60 of operation will remain the same as those during winter of year 1 of operation. There will be a minor adverse effect.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
146.3.002: View west from the Claydon Woods Circular Walk (Footpath GUN/33) and PRoW (Bridleway GUN/28) between Sheephouse Wood and Greatsea Wood	The overhead line equipment and track level will be visible approximately 450m away across the centre middle ground, upon the 2m high Grendon Underwood embankment. The Sheephouse Wood mitigation structure (ecological), a 13m high steel framed mesh structure with a solid roof, will also be partially visible in the middle ground to the left of Sheephouse Wood. Views of Bridleway GUN/28 accommodation green overbridge will also be available in the left middle ground, filtered through existing mature vegetation. Rising topography in the left middle ground and mature woodland to the right middle ground will restrict views beyond. The Proposed Scheme will be intermittently visible, but will be largely characteristic of the existing view which contains an existing railway line and distant landfill site. Consequently, the magnitude of change will be low, resulting in a minor adverse effect.	In summer the existing hedgerow vegetation in the left middle ground will add greater screening towards Bridleway GUN/28 accommodation green overbridge. The track level and overhead line equipment upon embankment however, will remain visible within the centre middle ground. Consequently, the magnitude of change will remain low, resulting in a minor adverse effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.
146.3.001: View south from PRoW (Bridleway GUN/28) between Sheephouse Wood and Greatsea Wood	There will be no visibility of the Proposed Scheme due intervening vegetation across the middle ground of the view. Therefore, the magnitude of change will be negligible and will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
148.2.001: View south from Knowlhill Farm, Knowl Hill	Due to the elevated position of the viewpoint the overhead line equipment will be intermittently visible across the view as it crosses on 2m high Grendon Underwood embankment, approximately 1km away. Bridleway GUN/28 accommodation green overbridge, 1.3km from the viewpoint, will also be visible in the left middle ground, with views filtered by intervening mature hedgerow vegetation. Views will be heavily restricted on either side by mature woodland. The Proposed Scheme will be intermittently visible, over 1km away, and largely characteristic of the view containing an existing railway. Consequently, the magnitude of change will be low, resulting in a minor adverse effect.	During summer the existing mature hedgerow vegetation in the centre of view will add greater screening towards the Proposed Scheme. This will largely filter views towards Bridleway GUN/28 accommodation green overbridge The overhead line equipment and track level however, will remain visible on either side of this. Therefore, the magnitude of change will remain low, resulting in a significance of effect of minor adverse.	The incremental growth of ecological mitigation planting across the middle ground will add additional screening to views of the Proposed Scheme including Bridleway GUN/28 accommodation green overbridge and the overhead line equipment. Therefore the magnitude of change will be negligible and will result in a negligible effect.	Effects will be unchanged from year 15.
	The external lighting along the Sheephouse Wood mitigation structure will be faintly perceptible in the right background. This, however, will be seen against a baseline featuring existing lighting from Calvert landfill site and Calvert village in this part of the view. Therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.
147.3.001: View north-east from PRoW (Footpath CAG/1) south of Calvert	Intervening topography on the left of the view and intervening vegetation on the right will restrict views of the Proposed Scheme. Only the overhead line equipment will be visible in the centre of the view but this will be largely characteristic of the existing view. Consequently, the magnitude of change will be negligible and will result in a negligible effect.	In summer the existing vegetation on the right of the view will offer greater screening towards the Proposed Scheme. The magnitude of change will remain negligible, resulting in a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.

Viewpoint	Description of effect – operation year 1 (2026)		Description of effect – operation year 15 (2041)	Description of effect – operation year 60 (2086)
	Winter	Summer	summer	summer
147.2.001: View north from public highway adjacent to Edgcott House	There will be no visibility of the Proposed Scheme due to the intervening topography of the landfill site. Consequently, the magnitude of change will be negligible and will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
	The external lighting along the Sheephouse Wood mitigation structure will be faintly perceptible in the right background. This, however, will be seen against a baseline featuring existing lighting from Calvert landfill site and Calvert village in the left background. Therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.
149.4.001: View north-east from Lawn Hill Road, east of Edgcott	Views of the Proposed Scheme will be largely restricted by intervening vegetation and by the topography of the landfill site. Consequently, the magnitude of change will be negligible and will result in a negligible effect.	The effects during the summer of year 1 of operation will remain the same as those during winter of year 1 of operation. There will be a negligible effect.	Effects will be unchanged from year 1.	Effects will be unchanged from year 15.
149.2.002: View east from Perry Manor Farm, Edgcott	The Proposed Scheme will be visually screened by intervening topography on the right of the view. Consequently, the magnitude of change will be negligible and will result in a negligible effect.	No further assessment required.	No further assessment required.	No further assessment required.
	The external lighting along the Sheephouse Wood mitigation structure will be faintly perceptible in the centre of the background. This, however, will be seen against a baseline featuring existing lighting from Calvert landfill site in the left and centre background. Therefore the magnitude of change to this receptor at night is considered to be negligible, resulting in negligible effects.	No further assessment required.	No further assessment required.	No further assessment required.

Part 5 References

Countryside Agency (now Natural England) (1999), *Countryside Character Volume 7: South East & London*

Buckinghamshire County Council (2001), *Landscape Plan for Buckinghamshire Part 1: Landscape Character Assessment*

Jacobs (2008), *Aylesbury Vale Landscape Character Assessment, prepared for Buckinghamshire County Council and Aylesbury Vale District Council*